

AMBITION LAWRENCE WESTON

Lawrence Weston Neighbourhood Development Plan Reg 14 Consultation

Feedback 2015

Submitted by the Qualifying Body

LAWRENCE WESTON NEIGHBOURHOOD PLANNING GROUP

This document sets out the feedback gathered from the Reg 14 Consultation for the Lawrence Weston Neighbourhood Development Plan. The results have been used to further improve the plan.

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1. What we did

- Put together a film to raise awareness of the plan – the film has been played 1,221 times
- Published the plan on the Ambition Lawrence Weston website with feedback forms and online feedback capability and summary translation in Polish
- Set up a stand with a hard copy of the plan at Ridingleaze House
- Put extra comments boxes at the Youth Centre and Public Health Bungalow
- Put an article in the “On Your Doorstep” magazine which goes out to all households 3,500 homes
- Sent out a press release to the local press
- Used social media to raise awareness of the plan including a retweet from George Ferguson, Mark Bradshaw, Planning, RTPI, Bristol People and Bristol 247
- Held a launch event on Ridingleaze with an old fashioned photo booth and developing – around 50 people completed the feedback boards
- Presentation at ALW AGM
- Presentation at the Planning Group
- Drop in at Jelly tots toddler group at the Baptist Church
- Attendance at other church congregation meetings
- Attendance at Lawrence Weston social club
- Discussion at the catch up cafe
- One-to-one door knocking to neighbours properties
- Drop in to businesses on Ridingleaze
- E-mails to the Ambition Lawrence Weston network (all organisations who work in Lawrence Weston)
- E-mails to all statutory consultees (and hard copies for those who require hard copies)
- E-mail to all councillors and the MP
- Specific consultation events for the Lawrence Weston Community Hub project and the college site

2. Who responded

- 15 partners and statutory consultees responded
- 91 residents and businesses completed the detail feedback forms – add further analysis of age, gender, ethnicity, disability, sexual orientation – for now see Appendix 1
- 25 residents completed the feedback boards

3. Feedback - Partners, statutory consultees and other stakeholders

Who responded	What did they say
1. Coal Board	<p>As you will be aware the neighbourhood plan area is outside of the defined coalfield and therefore The Coal Authority has no specific comments to make on the Neighbourhood Plan.</p> <p>In the spirit of ensuring efficiency of resources and proportionality it will not be necessary for you to provide The Coal Authority with any future drafts or updates to the emerging Neighbourhood Plan. This letter can be used as evidence for the legal and procedural consultation requirements.</p>
2. Marine Management Organisation	<p>Thank you for inviting the Marine Management Organisation (MMO) to comment on the above consultation. I can confirm that the MMO has no comments to submit in relation to this consultation.</p>
3. Natural England	<p>We have considered the Lawrence Weston Neighbourhood Development Plan Pre-Submission Version, which in our view appears to be a generally positive document that reflects local aspirations, demonstrates a good understanding of the plan area and is in broad accordance with national and local planning policies.</p> <p>According to our records, there are no national or international designated sites or nationally protected landscapes within or immediately adjacent to the Lawrence Weston Neighbourhood Plan area. The Severn Estuary Site of Special Scientific Interest (SSSI), which is also designated at European level as a Special Area of Conservation (SAC), a Special Protection Area (SPA) and a Ramsar site, is located approximately 2.5km to the west and south of the Plan area, but this is separated by existing development, including major roads, and we would not expect the Neighbourhood Plan to adversely affect this designated site.</p> <p>The Neighbourhood Plan area does, however, include a number of Local Wildlife Sites, parks and substantial areas of green space, as well as being in close proximity to Blaise Castle and Kingsweston Estate, with long views to mature woodland and the Estuary. We are pleased therefore to note the draft Plan recognises these important local assets and identifies an opportunity to enhance green spaces and the wider public realm and improve community involvement in its management.</p> <p>Overall we would expect the Lawrence Weston Neighbourhood Plan to result in positive gains for the local community and visitors to the area. We would however, encourage the Neighbourhood Plan group to consider the potential relevance of the</p>

Who responded**What did they say**

Heritage Lottery Fund Project “A Forgotten Landscape” to the Neighbourhood Plan. “A Forgotten Landscape” is a large-scale natural and cultural heritage project funded by the Heritage Lottery Fund Landscape Partnership Scheme, which seeks to conserve and enhance the Lower Severn Vale Levels, while improving community access to and engagement with the area’s unique natural and cultural heritage. The project area includes Lawrence Weston and may provide additional opportunities to benefit the local community as well as local wildlife.

4. Centre for Sustainable Energy**Centre for Sustainable Energy**

Suggested additional / revised policy wording for Lawrence Weston Neighbourhood Plan and commentary on policy wording.

13.03.15

For clarity I’ve set out additional or revised policy wording in ***bold italics***

I’ve also made a few comments on your draft policies in green at the side of the document.

4. Aims

Additional bullet point at 4.2?

- ***Conversion of some areas of existing low quality public space into allotments / gardens for residents.***

Additional aim at 4.7

4.7 Improvements to existing housing stock

- ***Targeted works to improve the energy efficiency and insulation levels of the existing housing stock.***

Policy H1

New residential development must:

Who responded

What did they say

- maximise the use of appropriate current renewable energy technologies; and
- encourage and promote sustainable living in all its aspects; and
- apply best practise techniques and methodology in sound insulation and energy efficiency in any new residential development.

Comment [d1]: I'm not sure this would be assessed in determining planning applications, or whether it justifies the refusal of an application. This part of the policy.

Comment [d2]: Not something that is ordinarily assessed in planning applications by Building Regulations

Policy H4 Excellence in building design and sustainability

New development will be expected to maintain high standards of design; and

Comment [d3]: You may want to clarify here that this policy applies to new dwellings, not residential or non-residential development. Alternately you could extend the mention of BREEAM standards to residential development.

- adhere to guidance set out in the Lawrence Weston Design Statement;
- should strive to implement 'outstanding or innovative designs' which help raise the standard of design more generally in the area; and
- be assessed against the 12 objectives in the Buildings for Life 12 guidance, obtain green levels in all 12 and pursue a fabric-first approach to low energy design; and
- must meet Code for Sustainable homes Level 4, as a minimum standard, and from 2016 attain CfSH Level 6 or any subsequent best professional agreed standard; and
- demonstrate that adaptability for future needs has been considered in the design and
- comply with the BCC Space Standards Practise Note (July 2011) or alternative current standard of at least equal quality.

Suggest additional text to be inserted at end of policy H4:

Where the standards set out in Neighbourhood Plan policy H4 and Core Strategy Policy BCS14 are not met on site, allowable solutions contributions will be provided in accordance with the Core Strategy, funding energy efficiency improvement and other carbon emission reduction initiatives elsewhere in Laurence Weston.

Possible Additional policy?

To facilitate needed improvements to the existing housing stock, a Neighbourhood Development Order is proposed to be introduced to allow external wall insulation to be installed to blocks of flats without the need for planning permission.

Who responded

What did they say

Policy MA1 Provision for Cycling and Walking - Suggest this is worded more explicitly / strongly:

“Contributions will be required from developments to fund the enhancement and improvement of cycle and pedestrian routes and associated facilities, ***the level of contributions*** level commensurate with the traffic impact of the development and opportunities existing. The enhancement of transport links between Lawrence Weston and employment locations such as Avonmouth will be a particular priority.....”

Page 27. Suggested additional text:

Many areas of incidental open space, for example around blocks of flats, lack obvious ownership and appear poorly maintained. These spaces appear to offer low amenity and ecological value and likely to result in a perception of lack of safety and security for local residents. These spaces are additionally a significant maintenance liability for the City Council. Turning some of these spaces into small allotment or garden spaces could improve security levels, increase community cohesion, enable local food production and improve habitat provision, whilst potentially reducing the Councils expenditure on maintenance. The Neighbourhood Planning group in partnership with the Local Authority and local residents will consider undertaking a review of these spaces with a view to residents taking over maintenance from the Council’s landscape team. This is a community initiative rather than a planning policy and would require further negotiation with the Council through the neighbourhood partnership.

Policy CSF4 Community infrastructure priorities to be funded from developer contributions

Suggest additional bullet points are added to your list:

- ***Energy efficiency audit of the existing housing stock***
- ***Energy efficiency and insulation improvements to the existing housing stock / community buildings, to address fuel poverty and achieve carbon emission reductions.***

Suggested additional policy giving in principle support to Sustainable energy

Sustainable energy projects will be supported. In particular, projects initiated by the community will be encouraged. There is an expectation that such projects will generate community benefit. The installation of solar panels and other renewable energy installations on new and existing buildings will be supported.

Who responded	What did they say		
5. Sovereign Housing Association	OVERALL DO YOU SUPPORT THE LAWRENCE WESTON NEIGHBOURHOOD PLAN?	Yes /	No
	Overall Comments A comprehensive document that will hopefully be a catalyst for much needed change and re-development in Bristol.	Yes	

Policy Number	Do you agree or disagree?	If you disagree, what changes would you suggest we make?
H1/2/3	Agree	A more balanced housing stock will help to promote community cohesion. The inclusion of shared ownership properties promotes home ownership and economic activity. Registered Providers would need to carry out Market Research to ascertain the market for the proposed level of shared ownership properties.
H4	Agree	The Association supports excellence in building design and sustainability, however our experience from the re-generation of Barton Hill has shown that the viability of redevelopment in lower value areas of the city is challenging. The added expense of meeting high level design standards such as the CFSH level 6 can make redevelopment unviable. This has been seen in the market place recently.
H5	Disagree	This requirement could have an impact on viability and the readiness of any RP to gain Board Approval for site acquisition. Independent sites for this particular type of development such as Astry Close rather than a smaller number of units on a bigger site would probably make site

Who responded	What did they say		
		acquisition more desirable for any RP or commercial developer looking to acquire sites in Lawrence Weston.	
	H6	Agree	The Association agrees with implementing a Local Lettings Plan, which worked successfully in our regeneration of Barton Hill. Further discussion between any RP's Housing Management Team and BCC would be required to ensure that any Local Lettings Plan was successful in Lawrence Weston. Due to the financial exposure to RP's from holding unsold shared ownership units any RP would like to limit any restrictions with regard to potential buyers to optimise the potential market place.
	JSB2	Agree	Sovereign were successful in Barton Hill in working with schools and colleges to promote job creation. Local labour agreements and apprenticeships were set up with the contractors that we appointed in some instances leading to permanent full time positions.
	CSF2	Agree	Community investment is supported and again was successful in Barton Hill. A clear process that sets out the limits of the communities influence in the context of planners requirements and viability should be established at an early stage.
	CSF4	?	As previously stated the viability of development in lower value areas is challenging. RP's would in probability struggle to make schemes viable in Lawrence Weston even without any additional financial requirements/contributions.
	SSP1-5	Agree	The opportunity to appraise and potentially acquire development opportunities is always welcomed. Discussions with regard to mix, tenure etc would be welcomed at an early stage so as to maximise the viability of opportunities and maximise the chance of Board Approval. Again due to viability the additional requirements required to develop sites may make schemes unviable for RP's.

6. Blaise Weston Court **OVERALL DO YOU SUPPORT THE LAWRENCE WESTON NEIGHBOURHOOD PLAN?** **Yes**

Overall Comments:

The plan is very positive for the local residents and the immediate area with a lot of thought and planning into local opportunities for local residents. Job and training opportunities for people in the local areas are also important

I believe that the neighbour hood plan will help to build an even stronger local community.

Who responded**What did they say**

Policy Number	Do you agree or disagree?	If you disagree, what changes would you suggest we make?
H3	yes	In current housing situation this is vital for people wanting to get onto the housing ladder.
H5	YES	Again great choice to give people options of buying land and investing in their community
MA1-MA3	YES	Would be could to ensure this includes accessible for wheelchairs and that signs are clear for people with sight problems

7. Curo

OVERALL DO YOU SUPPORT THE LAWRENCE WESTON NEIGHBOURHOOD PLAN? Yes

Overall Comments

We support the general thrust of community involvement in the planning process, and welcome the opportunity to engage with the local neighbourhood planning group as our continuing plans in Lawrence Weston take shape.

Who responded**What did they say**

**Policy
Number**

**Do you
agree or
disagree?**

If you disagree, what changes would you suggest we make?

H1-H6

See over

We would make a number of points about these policies:-

1. Housing associations and developers need to ensure that their overall costs are exceeded by the values of the finished houses and flats. In areas like Lawrence Weston this can be a challenge.
2. Whilst we understand the interest in encouraging more shared ownership and sales units the problem of costs and values is particularly important for this tenure.
3. We can also understand the desire to house local people in preference to those from outside the area, especially where people already living here are living in over-crowded or inappropriate accommodation. However we believe that the community needs to be asking itself, should it also be encouraging people to come to the area from elsewhere?
4. Most housing association properties are a good design, they look attractive and compare well size wise with private sales. Happily Curo houses are no exception to this rule. As regards design standards and specifically renewable technologies, we would say these should be available provided they are customer tested and what our customers want to see in their new houses.
5. We think some one bed flats are fine, but too many can cause problems in that in our experience people occupying them sometimes have extra support needs on top of what you would expect to provide to most customers.

**8. Highways
Agency**

OVERALL DO YOU SUPPORT THE LAWRENCE WESTON NEIGHBOURHOOD PLAN?	Yes / No
Overall Comments The plan appears to be a good basis for planning the regeneration of the area and we can see nothing that should lead to an adverse impact on the strategic road network.	

Who responded

What did they say

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9. BCC Public Health

OVERALL DO YOU SUPPORT THE LAWRENCE WESTON NEIGHBOURHOOD PLAN? Yes

Overall Comments

This plan contributes very positively to improving health and wellbeing in Lawrence Weston across a range of health determinants. In particular, maximising employment opportunities, improving provision for cycling and walking, protecting open spaces and allotments, and the development of the college site to include improved community and health facilities which are so needed in the area. The level and quality of residents input to the plan has been excellent.

Policy Number	Do you agree or disagree?	If you disagree, what changes would you suggest we make?
CSF1	agree	
SSP2	agree	
JSB1	agree	
MA1	agree	
PPR1	agree	

Who responded	What did they say		
10. Knightstone Housing Association	<p>OVERALL DO YOU SUPPORT THE LAWRENCE WESTON NEIGHBOURHOOD PLAN? Yes</p> <p>Overall Comments</p> <p>An ambitious plan (as you'd expect!) that covers a well selected group of priorities – it's noticeable what's not been focused on (education/crime etc).. I applaud that as it gives you every chance of success across those issues that are more in the communities control.</p> <p>A realistic action plan will be required – take your time and don't try too much too quickly.. you've got a lot to deliver.</p>		
11. Sustrans/BCC Sustainable Transport	<p>OVERALL DO YOU SUPPORT THE LAWRENCE WESTON NEIGHBOURHOOD PLAN? Yes</p> <p>Overall Comments</p> <p>An ambitious and far reaching plan which will help shape future developments and keep the interest of the community in its heart</p>		
	Policy Number	Do you agree or disagree?	If you disagree, what changes would you suggest we make?
	MA2	Partially agree	<p>None of the policies relating to sustainable movement make reference to behaviour change or providing the skills, access to cycles and confidence to enable people to cycle for everyday journeys. In our experience, new cycle routes can provide a step change in encouraging cycling but on their own are not enough – the behaviour needs to be encouraged and seen as normal within the community.</p> <p>I suggest this policy makes reference to supporting activities that encourage more walking and cycling including walking groups, cycle training, led rides and linking access to cycles with access work and</p>

Who responded**What did they say**

skills.

Also, neither of the cycle policies make reference to improving health. Could link to policy CSF1

**12. BCC Housing
Delivery Team**

On behalf of Housing Delivery and in terms of the HRA/Council house input into the Lawrence Weston NDP, we make the following comments

Page 13 - we support the comment about providing a diverse housing stock in terms of type and tenure, although as Housing Delivery, we will be looking to provide 100% social rent homes, but provide a different type to that of what currently exists in the area. – we are presuming that this stance would meet the requirement of the proposed plan.

The table on page 17 does not provide the correct figures as far as the HRA is concerned.

Deansmead Depot = 4 homes 100% Affordable

Chapel Lane = 5 homes, 100% affordable

Deansmead PRC = 8 homes 100% affordable

OakHanger, Capel, Awdelete PRC sites, if these figures were taken from the previous Planning brief that was carried out in 2008/09 by White Young Green then these figures are wrong as the number of PRC demolished and the size of the sites have changed since then, so I am not sure the numbers will be as high as that and also the intention at present is for Housing Delivery to develop these all for Social Housing so will be 100% affordable

Merebank site is now being developed = 2 or 3 homes 100% affordable

Policy H2 – we are following this, on the our first sites we are dealing with, in terms of looking at the needs assessment for the area and trying to provide the different type of social housing stock. We will follow the same principle on future sites so

Who responded**What did they say**

as to provide a mixture of units types for the social rent sector.

Policy H4 – we are looking to achieve high quality design for all of the new Social homes that we build, currently we are building to a minimum of code 4 with a view to be higher than building regs when the code for sustainable homes is removed. On our first sites we are exploring a Passivhaus system - so would support this policy.

Policy H5 – the wording needs to change from Landlord Service to Housing Delivery

Also, not sure we should stipulate how the site will be transferred, at present we have agreed to allow the site to be used for some form of Community development/housing scheme, but the mechanism for that has not been agreed, - so I think we need to remove the reference to a long term lease

Page 27 - talks about employment opportunities – I am not sure under the new Procurement Regs, we would be able to comply with any form of local labour agreement in any tender and could not enforce it on any of our contractors so development of sites over 6 would cause a problem for us, and again the needs to be some clarification and cross reference with any requirement like this by Planning and the new Procurement Regs .

**13. Guinness
Hermitage
Trust**

I have had some conversations with our development team regarding the LW development plan. At this time Guinness is unable to get involved at this stage of the consultation as we have no plans for further development in Lawrence Weston. As we are now a national organisation we are unable to focus on specific local development unless we are directly involved.

However, we are members of the Bristol Housing Partnership and the Homes West Bristol so our Head of Development has agreed to flag this up when he attends their next update meetings next month.

Who responded**What did they say****14. Wessex Water**

We refer to the Neighbourhood Plan prepared by Lawrence Weston Neighbourhood Planning Group and submitted for consultation.

Wessex Water provides sewerage services at this location which are mainly provided within the framework of the Water Industry Act 1991.

Acting as sewerage undertaker we will adopt foul and surface water sewers associated with new development and advise developers to consult with Wessex Water to confirm infrastructure requirements at pre-planning stage.

We support the use of sustainable drainage systems and we will continue to work with Bristol City Council as one of the risk management authorities under the Flood and Water Management Act. Flood risk from new development will continue to be managed through the planning process with approvals from the Environment Agency and Bristol City Council acting as the Lead Local Flood Authority.

15. BCC Officer Comments

Officer comments on Lawrence Weston Neighbourhood Development Plan – Pre-Submission version –13th April 2015

Council officers have reviewed the draft Lawrence Weston Neighbourhood Development Plan as provided by Lawrence Weston Neighbourhood Planning Forum. Comments have been obtained from the council's Development Management, Strategic Transport, Flood Risk Management, City Design, Housing Delivery, Major Projects, Community and Property services and are set out below combined with comments from Strategic City Planning.

It is clear through considering the Plan and from various responses that considerable work has gone into the Plans preparation. Colleagues have also highlighted and commended the level of resident involvement which has taken place in developing the Plans proposals. To quote - *'It has been initiated and progressed by a*

trusted, local partner organisation, which has a detailed understanding of the local area, of the local community and of what makes LW tick' (John Bos – Community Assets Manager).

The following observations highlight any key issues which will need to be addressed prior to the Plans submission and also includes suggested amendments which may help to achieve the community's aspirations or provide clarity for those interpreting the policies.

General observations

- Within the Plan there remains some repetition of content that is already established within Bristol's adopted Local Plan policies. These have been highlighted in the relevant sections. Whilst this may have been done to reiterate objectives, the Forum should be advised against repeating existing higher level policies without offering an additional level of detail.
- The plan promotes a variety of innovative approaches to development especially in relation to housing delivery. It also includes many other aspirations, which when considered together will compete for cost and available land for development. It should be noted that the combination of these aspirations could potentially affect the viability of bringing certain sites forward and further consideration may be needed to assess this.
- Specific policies as highlighted may require some further clarity in terms of wording to remove ambiguity and ensure the Plan provides clear guidance to those applying for planning permission and decision-makers alike.
- The Plan could be more user-friendly if the contents page were expanded to signpost the reader to specific policies. Paragraph references can also help the reader in terms of navigation of the Plan

Specific observations

Page/paragraph	Comment
BACKGROUND	
Jobs, skills and employment	Consider adding a reference to the 'Avonmouth / Severnside Enterprise Area' and the 'Coastal Communities fund' in this section.
Community facilities, retail, health and wellbeing	Although not specifically stated we would caution against attempts to 'save' existing facilities that don't meet the required standard, just because they meet a community need at present. This particularly relates to The Bungalow and the Lawrence Weston Youth Centre, both of which are not suitable for their current uses. Their use should be preserved, rather than the present structures in the current locations.
HOUSING POLICIES	
POLICY H1	
P.15 - 5th bullet	<ul style="list-style-type: none"> • <i>'Encourage and promote sustainable living in all its aspects'</i> this is an ambiguous statement. There needs to be further justification text here to explain or a reference to the 'Lawrence Weston Design Statement'

<p>P.15 - 4th/ 6th bullets</p> <p>P.16 para 3</p>	<ul style="list-style-type: none"> An inspector may question bullet points 4 and 6 in light of the written ministerial statement (25 March 2015) relating to the outcome of the Housing Standards Review and the introduction of the new national technical standards. It states that emerging neighbourhood plans should not set any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. It also states that the new national technical standards should only be required through any new Local Plan policies. https://www.gov.uk/government/speeches/planning-update-march-2015 <i>'To promote social cohesiveness new housing is required to be well integrated visually and match the character of its surroundings.'</i> Is this referring to integrating affordable and market dwellings? Consider amending to <i>'new housing of varying tenures is required...'</i>
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POLICY H2

<p>P.17 3rd / 6th bullets</p>	<ul style="list-style-type: none"> An inspector may question point 3 (if this implies a requirement for disabled access housing) and 6 (see response to policy H1 - Housing Standards Review - 25 March 2015)
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POLICY H3

<p>P.17/18 Table 1 & Policy H3 1st bullet</p> <p>P.18 - 3rd bullet</p>	<ul style="list-style-type: none"> This policy/ table as currently worded is not in general conformity with BCC strategic policies on affordable housing (BCS17 & DM3) as it requires both higher and lower levels of affordable housing and does not include the necessary evidence to justify this. Table 1 is also not consistent with other policy requirements within the Neighbourhood Plan (i.e. tenure mix). For example; requiring 100% affordable units on some sites (including sites under 10 dwellings) counters the argument that there is a need to diversify the areas tenure split. As it is currently set out it is confusing as to whether the housing sites are allocations or more general potential housing estimates. The table may therefore be better placed as part of an evidence document. With a consideration to incorporate some further detail on tenure split as part of the Site Specific Policies section, if evidenced accordingly. Further discussions on this may be helpful but we would recommend removing this table from the policy section of this Plan. As currently worded, this policy would not require a developer to provide any 'social rented' housing. The proportion of affordable housing on any site could therefore be 100% Intermediate housing or 50% Intermediate/ 50% Affordable rent (up to 80% of open market rent). This approach would need to be justified through evidence, including the actual demand of Intermediate Housing against the demand for Social Rent. We would encourage including a degree of flexibility here. Suggested addition <i>'where viable, up to 50% of the new build affordable housing provision is shared ownership'</i>.
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POLICY H4

<p>P.19 1,3,4th bullets</p> <p>Bullet 6</p> <p>Justification para 3</p>	<ul style="list-style-type: none"> An inspector may question these requirements. See response to policy H1 – Housing Standards Review – 25 March 2015 Repetition of existing BCC Local Plan policy. <i>'Development proposals will be refused'</i> suggest change to <i>'Development proposals will not be supported'</i>. The Forum will not be deciding applications, and other material considerations may come into play.
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POLICY H5

<p>P.20</p> <p>Justification para 2</p>	<ul style="list-style-type: none"> This may need to be evidenced to show local demand for custom build, including the decision for a 30 dwelling threshold. It should be noted self-build requirements may have significant viability implications for developers. The comprehensive design of the whole site will need to be addressed through the planning application to ensure a consistent design. Change 'Landlord Services' to 'Housing Delivery'. Suggest removing reference to 'long term lease'. The use of the site for a community housing scheme has been agreed in principle,
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	however the mechanism In relation to the site being transferred is still under consideration.
POLICY H6	
	<ul style="list-style-type: none"> Legal view received to be forwarded on as separate advice.
MOVING AROUND POLICIES	
POLICY MA1	
P.24 - map 4	<ul style="list-style-type: none"> This map could benefit from further commentary. For example which routes have been already been allocated funding and what stage they are at in terms of delivery etc.
P.23 – para 2	<ul style="list-style-type: none"> Safeguarding all cycling and pedestrian links is not possible. We would suggest that appropriate mitigation is put in place where loss occurs due to development. In terms of parking provision there may be potential to look at the Ridingleaze centre as a whole and how this will relate to the adjoining Former College site. There is a need to ensure the benefits of a potential new supermarket and community hub are spread to other parts of the centre. The introduction of waiting restrictions on Ridingleaze may free up space to ensure a greater turnaround of cars to the benefit of the centre. Further detail could be considered within SSP2.
POLICY MA2	
	<ul style="list-style-type: none"> Some duplication of existing Local Plan Policy (DM23) – consider refining.
POLICY MA3	
	<ul style="list-style-type: none"> Some duplication of existing Local Plan Policy (DM23) – consider refining.
JOBS, SKILLS, BUSINESS & RETAIL	
POLICY JSB2	
P.27	<ul style="list-style-type: none"> This requirement could be country to the new Procurement Regulations. Suggest the policy is reworded to say ‘<i>A commitment to using a proportion of local labour agreements will be sought where appropriate in developments of 6 dwellings or 500sqm of non-residential development.</i>
POLICY JSB3	
P.28	<ul style="list-style-type: none"> Is this restriction intended to be applicable to the entire building or just the ground floor? You may wish to consider restricting the change of use to the primary shopping frontage, as there may be potential for vacant or empty spaces above retail units to be used as workspaces? We do not tend to use strict percentage limits when relating to town centre uses. However if the local evidence is kept up-to-date this may be workable. Suggest adding further wording to the justification in relation to harm on vitality, viability and retail function of the centre.
POLICY JSB4	
P.29	<ul style="list-style-type: none"> Note: The jobs figure for a food store (105) is likely to be too high due to changes in retail (self-service etc.)
OPEN SPACE PUBLIC REALM POLICIES	
POLICY OPR1	
P.31 para 2 1st sentence	<ul style="list-style-type: none"> Through current BCC Policy we have tried to move towards well designed, integrated spaces to avoid what’s known as ‘space left over after planning’ (SLOP). OPR1 differs from the current approach and standards required in DM16 (public open space) and DM15 (allotment provision). The council would be concerned about developers leaving poorly designed left over spaces which it would have difficulty to maintain in the long term. Consider rewording to ‘<i>Well integrated amenity space/ landscaping should be incorporated into any major development..</i>’ Any newly created open space would need to conform with DM26/DM27 (Layout and Form)

- Ringleaze Centre should be removed from the OPR1 list. As this is designated as a 'Local Green Space' (OPR2).

POLICY CFS1

- P.35 Justification para 3**
- "...a community hub on the college site which would be owned by the community". This wording conflicts with the council's Community Asset Transfer Policy. The use of 'community-managed asset' would be more appropriate.

POLICY CFS2

- P.35**
- The NPPF promotes rather than requires pre-application consultation. Suggested re-wording to '*shall be encouraged*'.
- P.36 Justification para1**
- Question reference to NPPF a89?

POLICY CFS3

- P.36**
- This policy would also need to give consideration to aspects such as residential amenity, flood-risk and traffic impact. Suggest adding extra bullet point within the policy.

POLICY CFS4

- This policy should include a specific reference to CIL in the policy and not just the justification. I.e. '*Community infrastructure priorities to be funded from developer contributions via either site specific S106 contributions or via the local component of CIL*'

SITE SPECIFIC POLICIES

Further work may be required in this section to make clear how the Site Specific Policy sites (SSP1, SSP2 and SSP3) differ from what is already proposed in the BCC Site Allocations and Development Management Policies. This is currently unclear and therefore may be confusing for those submitting or determining planning application on these sites. Only those elements which add an additional level of detail need to be included.

Consider where appropriate referencing the West of England (WoE) Sustainable Drainage Developers Guide, Bristol Surface Water Management Plan (SWMP) and Avonmouth Strategic Flood Risk Assessment (SFRA).

POLICY SSP1

- P.39 para 1**
- Complete sentence. '*Delivery of a mixed-use development... would be supported*'
 - Policy should refer to a '*Design and Planning Brief*' as opposed to a '*Development Brief*'.
- 2nd bullet**
- This site in particular is at greater risk of flooding and mitigation measures will need to be put in place. Liaison with the Lower Severn Internal Drainage Board would be required on this site.
- 8th bullet**
- The reference to ensuring part of the site is left undeveloped as part of a SUDS scheme is too specific and potentially in **conflict with Local Plan policies**. The SUDS consideration needs to be integral to the overall design solution, without specifying a pre-determined approach.
- 10th bullet**
- This policy should encourage rather than prescribe the provision of business space. This would be in **conflict with Local Plan Policy (BSA0101)** which specifies that 'Business uses would also be suitable on the site, but would not be a requirement of development.' Further work is required in terms of considering the viability of developing part of the site for employment units.

POLICY SSP2

- 3rd bullet**
- Requiring that '*developer contributions are obtained to help provide a new community facility*'; needs to be resolved through the Development Management process in consideration of all adopted BLP Policies. Consider removing reference to this requirement.
- 9th bullet**
- '*Mitigates against any potential negative impacts on surrounding businesses*'. As it stands this is too vague. Does the Forum have any thoughts on what this may involve?
- 11th bullet**
- This site is not within Flood Zone 3, however as the site is over 1ha a Flood Risk Assessment will still be required (covered by BSA0103).
- P.41 Justification**

para 1	<ul style="list-style-type: none"> We would suggest the specific references to site sizes for various uses within the Plan is too prescriptive (i.e. 1.96 hectares for housing). Consider removing.
para 2	<ul style="list-style-type: none"> The site is around 2.8 Ha, as now combined with the PRC site adjacent to the former college (Knovill Close)
P.42 para 1	<ul style="list-style-type: none"> The list of housing types is also very prescriptive; suggest amending to guidance of what the Forum would consider to be a suitable split (based on the LW Housing Needs Study). The Design Brief does not <i>'allocate'</i> land, suggest rewording to <i>'proposes'</i> Retail space is not treated as employment land, so the 1,800sq m will not contribute towards the 26,000sq m of employment space (defined as B1 space). Suggest removing reference. Within the justification there is potential to add a brief note on the proposed Community Hub planning application (i.e. how funding was awarded to appoint architects to work on the proposal and submit application – Date submitted etc.)
POLICY SSP4	
	<ul style="list-style-type: none"> This site is also at a high flood risk. The Flood Risk Assessment conducted for site SSP1 can be used to inform this development due to its close locality.
POLICY SSP5	
	<ul style="list-style-type: none"> The Policy wording here could restrict alternative appropriate development mixes. The policy needs to establish the principle of creating a mixed-use development on this site in order to anchor this end of the District Centre.
GLOSSARY & ABBREVIATIONS	
P.45 7th bullet	<ul style="list-style-type: none"> CLT – a 'not for profit'
P.46 5th bullet	<ul style="list-style-type: none"> Delete 'Reduced Market Housing' add 'Affordable Rent' is a rent of no more than 80% of the local market rent, (including service charges, where applicable) Add definition 'Intermediate rent' is a rent that is an average between social rent and market rent on city council land and excludes service charges.

Editorial suggestions:

Page/para ref	Comment
P.2/3	Replication of thanks text
P.6 para 5	'Gap sites' – consider defining?
P.6 para 4/5	Change para 4 – to full term for PRC housing – precast reinforced concrete (PRC). Then just use the abbreviation for para 5.
P.7 para 3	Change 'no.' to 'number'
P.11 opportunities – bullet 1	Amend text "Numerous development opportunities the majority of which are on cleared brownfield sites."
P.13 para3	'Improve' – change to 'improving'.
P.13 objective 3	'Provide for a' – change to 'Provide a'
P.14 objective 8	What is 'culturally appropriate food?'
P.14 objective 9	'existing community facilities' – change to 'existing community buildings'
P.15	Housing sites have been identified by BCC. Map 3 also includes planning permission at Long Cross.
P.16 para 1	Change "BCC's development plans" to "BCC's Local Plan"
P.16 map 3	Replace map with either non-labelled or with key.

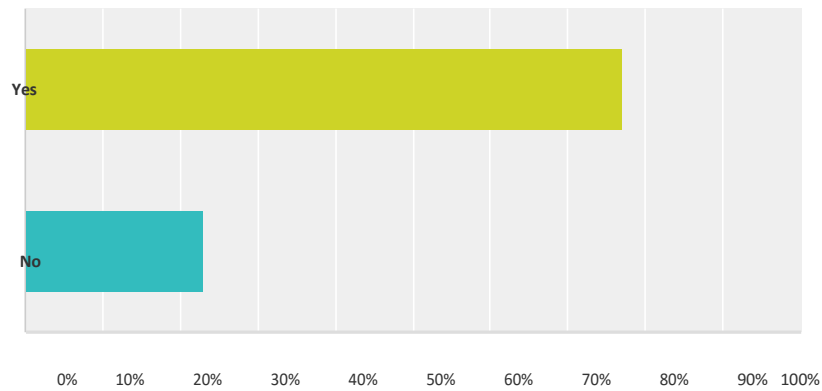
P.16 para 3	Remove reference to below.
Policy H2	Add ; to first bullet. All starting words should be lower case.
Policy H3	Duplication of '50% requirement of affordable housing' – take out of starting text? Bullets change to lower case.
P.18 para 1	Replace 'reduced' with 'intermediate' market rent dwellings
P.25 bullets	Text appears to be larger font. Last bullet MA2 – could be realigned. Policy MA3 – alignment.
P.28 para2	Amend reference – “Map 2 page 3 above)
P.34 para 1	Change “Provides” to “Includes”
P.35 para 2	Include date for “Community Buildings Review”
P.39 para 2	CHP – Combined Heat and Power. Change “Community” to “Combined”.
P.39 para 2	Duplication of requirement of developer contributions. Remove one. Last bullets SSP2 – change to lower case.
P.39 para 2	Could amend ' <i>promotes linkages and enhance each other</i> ' to ' <i>linkages to be promoted and the sites to enhance each other</i> '.
P. 41 bullet 2	'It conforms to other policies in the plan' – for consistency should this be added to all allocations?
Bullets 3 and 12	Replication
SSP3 end bullet	Typo – text missing at end of final bullet point.

4. Feedback – Residents

Online and paper feedback.

Q2 Do you live in Lawrence Weston

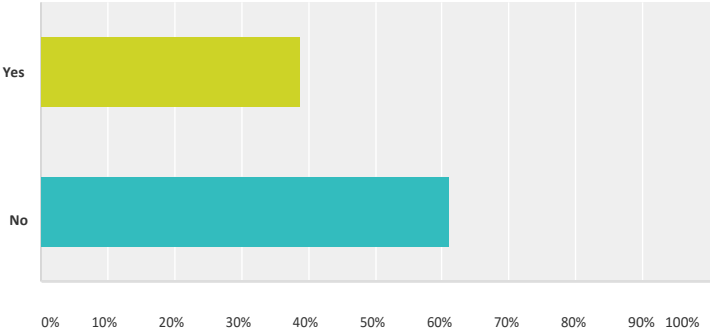
Answered: 83 Skipped: 8



Answer Choices	Responses	
Yes	77.11%	64
No	22.89%	19
Total		83

Q3 Do you work in Lawrence Weston?

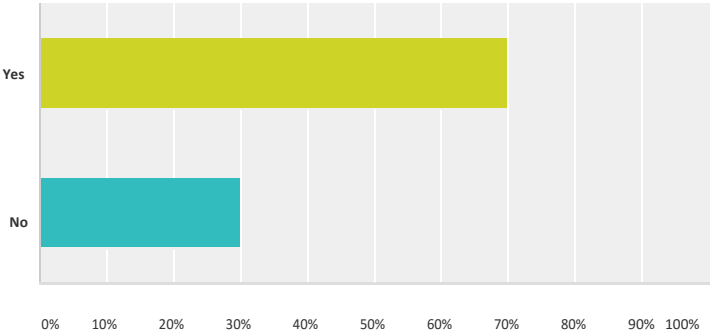
Answered: 80 Skipped: 11



Answer Choices	Responses
Yes	38.75%31
No	61.25%49
Total	80

Q4 Would you like to join the planning group mailing list?

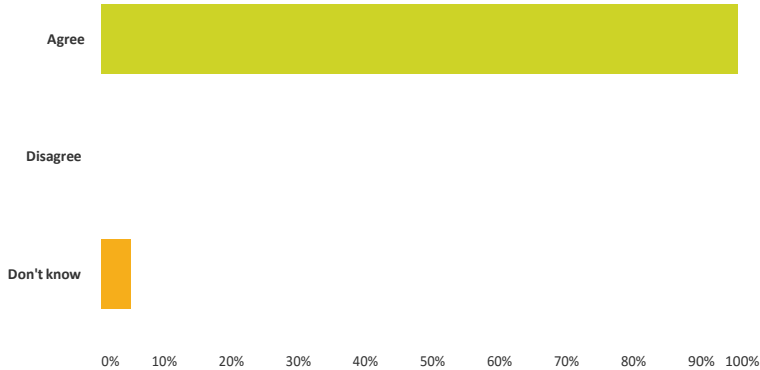
Answered: 75 Skipped: 16



Answer Choices	Responses
Yes	70.67%53
No	29.33%22
Total	75

Q5 H1 - To provide a minimum of 360 homes on vacant or derelict sites in Lawrence Weston - See Map 3 of sites which include; Henacre, Knoville Close, College site, Deering Close, Deansmead Depot, Lawrence Weston Road (GS), Chapel Lane (GS), Deansmead (PRC), Astry Close, Oakhanger / Littlemead, Capel Road, Awdelett Close, Long Cross Pub.

Answered: 86 Skipped: 5



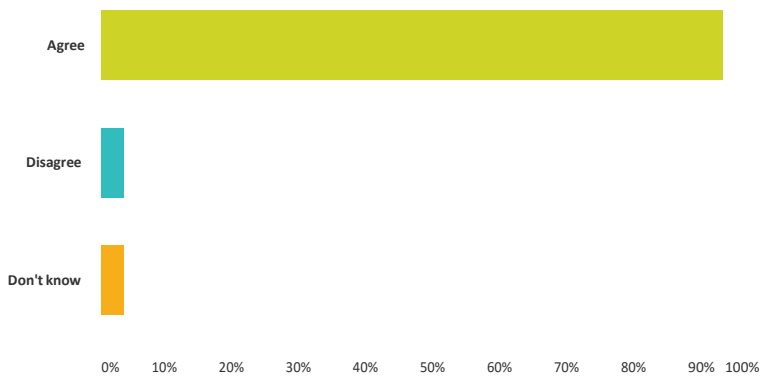
Answer Choices	Responses	
Agree	95.35%	82
Disagree	0.00%	0
Don't know	4.65%	4
Total		86

#	Comments	Date
1	Private purchase (low cost housing). No buy to let or housing agencies.	4/24/2015 11:49 AM
2	Why are 360 homes needed in LW? Are that number specifically asking for LW. How many are wishing to leave?	4/24/2015 11:37 AM
3	We need more so young people can get a place of their own	4/24/2015 11:13 AM
4	As long as more flats aren't shoved in	4/24/2015 10:29 AM
5	To build a better community	4/24/2015 9:33 AM
6	Seems sensible	4/24/2015 9:25 AM
7	We need to build on these sites. Looks like a war zone.	4/23/2015 10:22 PM
8	Number of houses to be agreed by planning group and council. No high density houses.	4/23/2015 10:13 PM
9	Good quality low level homes	4/23/2015 10:01 PM

10	Mixture of 1, 2 & 3 bed houses with 2 beds for small (1x) special needs	4/23/2015 6:25 PM
11	Subject to doing the PRC sites first.	4/22/2015 4:20 PM
12	As long as there is more social housing to private housing going up	4/1/2015 8:11 PM
13	more services will be needed in the area - doctors, midwives etc	3/24/2015 12:57 PM
14	Yes we need more houses	3/24/2015 10:23 AM
15	Ideally in partnership with a housing association or self build/train arrangement to enable local people to gain skills and new home	3/4/2015 9:09 AM
16	providing these homes are of high quality, energy efficient and a large amount go to people already living in lawrence weston	2/20/2015 9:33 AM

Q6 H2 - Make best use of brownfield infill sites and former PRC housing sites - Use existing housing sites NOT new green spaces that have not been developed before (see list above – Henacre Open Space and Deering Close are the only exception - see later).

Answered: 86 Skipped: 5

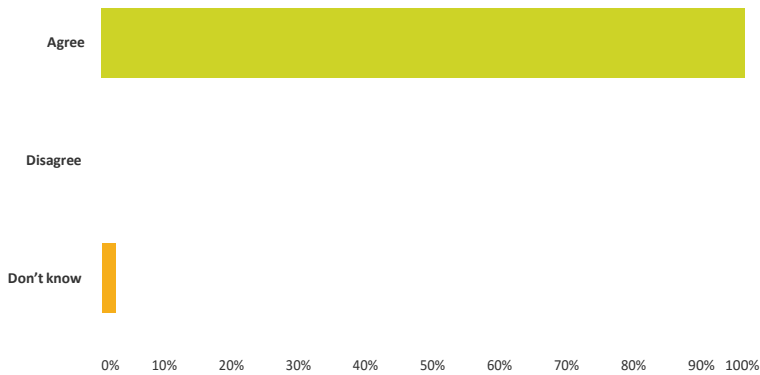


Answer Choices	Responses	
Agree	93.02%	80
Disagree	3.49%	3
Don't know	3.49%	3
Total		86

#	Comments	Date
1	Rather than use up our green spaces, first let's use areas that could and need developing	4/24/2015 11:30 AM
2	Build on brownfield	4/24/2015 11:13 AM
3	Green spaces are why we want to move here	4/24/2015 9:25 AM
4	Leave green spaces alone. Build on sites already for building on, i.e. old PRC sites.	4/23/2015 10:22 PM
5	As above as long as social housing is being put back up and not too much private	4/1/2015 8:11 PM
6	as above	2/20/2015 9:33 AM

Q7 H3 - Widening Affordable Housing types and tenures - Ensure that there is social housing, part rent-part buy and other types of affordable housing AND for sale houses.

Answered: 86 Skipped: 5

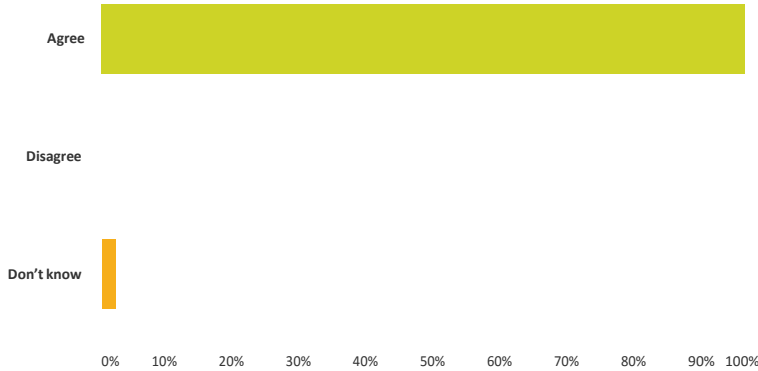


Answer Choices	Responses
Agree	96.51% 83
Disagree	1.16% 1
Don't know	2.33% 2
Total	86

#	Comments	Date
1	Already a very high proportion of social housing, should be more mixed	4/24/2015 11:37 AM
2	I'm a disabled mother stuck in a high rent house unable to buy or get a council house	4/24/2015 11:30 AM
3	Exempt this neighbourhood development from right-to-buy	4/24/2015 9:36 AM
4	NO PART BUY. Lower rental council houses is a very good thing.	4/24/2015 9:25 AM
5	Young people need a hand to get on the housing market and help those who can't get social housing	4/23/2015 10:22 PM
6	Subject to there being a local lettingspolicy.	4/22/2015 4:20 PM
7	As long as the majority is socialhousing	4/1/2015 8:11 PM
8	Private rents are far too high and several houses in the area have now been bought up by a parasitic "developer" conning people with a dodgy rent to buy scheme. A proper, Govt backed shared ownership scheme is a good idea.	2/23/2015 11:04 PM
9	Young people, and others are currently forced to buy /rent homes outside the area and away from family and support networks	2/20/2015 9:33 AM

Q8 H4 - Excellence in building design and sustainability - High quality homes that are well designed have good sized rooms and outside space and are affordable to heat. More family houses and 1 bed apartments and no more 2 bed walk up flats.

Answered: 85 Skipped: 6

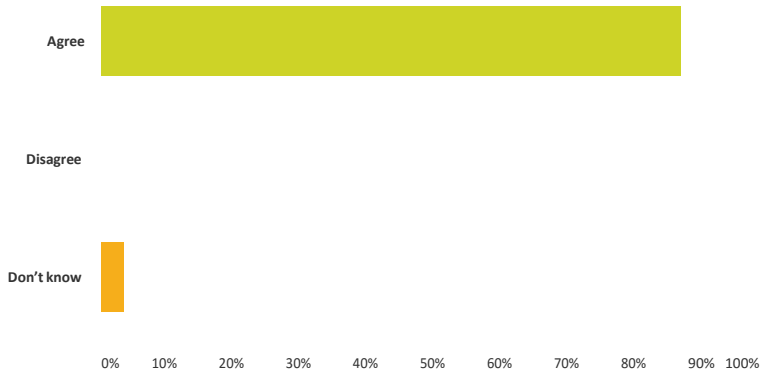


Answer Choices	Responses
Agree	96.47% 82
Disagree	1.18% 1
Don't know	2.35% 2
Total	85

#	Comments	Date
1	No more flats or town houses. Adequate parking and decent garden space.	4/24/2015 11:49 AM
2	People continue to have children, not good for 1 bed flats, will have to move again	4/24/2015 11:43 AM
3	Invest in new technologies	4/24/2015 9:33 AM
4	Especially for people to downsize	4/24/2015 9:25 AM
5	Need good sized high quality homes	4/23/2015 10:22 PM
6	No more flats. 1, 2 bed houses OK.	4/23/2015 10:13 PM
7	Don't force (?) retired residents to move off estate. Accommodation on estate.	4/23/2015 6:25 PM
8	As long as there is parking.	4/22/2015 3:53 PM
9	Too many flats and not enough houses.	3/24/2015 10:23 AM
10	Challenging due to cost constraints	3/4/2015 9:09 AM
11	Older people and those with worsening health and mobility issues are forced to move out of Lawrence Weston as a result of a lack of suitable properties in Lawrence Weston	2/20/2015 9:33 AM

Q9 H5 - Community Self Build - Local people encouraged to be actively involved in building homes in the area.

Answered: 84 Skipped: 7

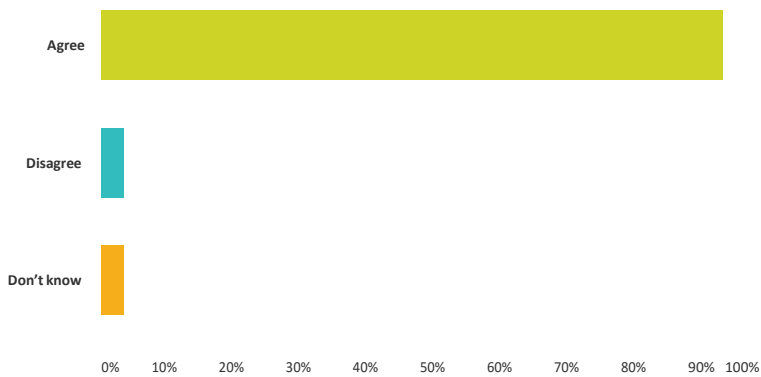


Answer Choices	Responses
Agree	86.90% 73
Disagree	9.52% 8
Don't know	3.57% 3
Total	84

#	Comments	Date
1	What is the cost?	4/24/2015 11:37 AM
2	Amazing idea	4/24/2015 11:30 AM
3	I think it would be a good idea for young people to help	4/24/2015 11:13 AM
4	To an extent	4/24/2015 11:08 AM
5	Very excited about this!!	4/24/2015 9:25 AM
6	Good way to build community - take ownership of where you live	4/23/2015 10:22 PM
7	Good idea, help local young people to learn trades	4/23/2015 10:13 PM
8	Bring right people together who want to live in	4/23/2015 6:25 PM
9	Builds even greater buy in and pride in area	4/23/2015 6:19 PM
10	Very sceptical there would be enough interest.	4/22/2015 3:53 PM
11	Knightstone's schemes in Bedminster for ex-service personnel are worth looking at	3/4/2015 9:09 AM
12	This would help to build a more robust community and increase higher levels of ownership and belonging.	2/20/2015 9:33 AM

Q10 H6 - Local Lettings Policy - At least half of new affordable homes will be let to people in housing need who are living in Lawrence Weston or have a connection with Lawrence Weston (sliding scale priority over 5 years occupancy and then over 2 years).

Answered: 87 Skipped: 4



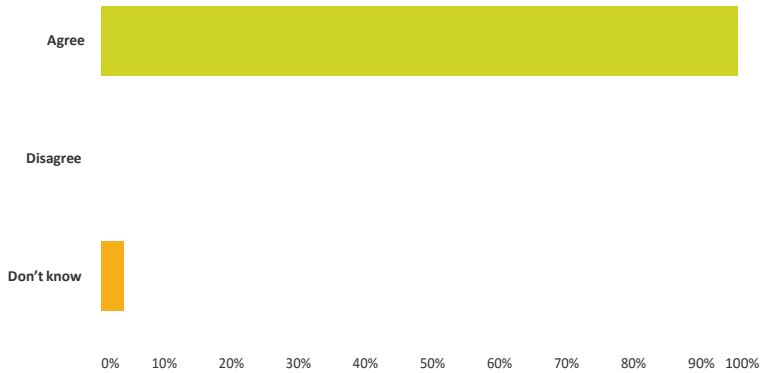
Answer Choices	Responses
Agree	93.10% 81
Disagree	3.45% 3
Don't know	3.45% 3
Total	87

#	Comments	Date
1	Would like to see LW young first time buyers first before wider city	4/24/2015 11:49 AM
2	Maybe people who had been resident but moved away and want to come back	4/24/2015 11:37 AM
3	Very good idea	4/24/2015 11:24 AM
4	Housing for 60+ that is NOT sheltered	4/24/2015 11:21 AM
5	Very supportive of this	4/24/2015 10:15 AM
6	It is very important that local people get priority for any housing	4/24/2015 10:08 AM
7	This will help me in the future as from September 2015 my family will need a bigger place to live as my eldest will turn 10 years of age	4/24/2015 10:03 AM
8	This is very important to give local residents priority to housing	4/23/2015 10:22 PM
9	Look after local people first	4/23/2015 10:13 PM
10	Local homes for local people!	4/23/2015 6:25 PM
11	Strongly agree - older people should be encouraged to move to free up larger houses for families but they need suitable housing to move to	4/23/2015 6:19 PM

12	Strongly agree	4/23/2015 5:42 PM
13	Very good idea!	4/23/2015 5:33 PM
14	Strongly agree	4/22/2015 6:53 PM
15	At least 50% locals more if needed. City wide only if locals not in need.	4/22/2015 4:20 PM
16	Stongly agree with this policy, in my opinion this is the most important policy of all	2/20/2015 9:33 AM
17	2yrs	2/20/2015 9:05 AM

Q11 MA1 - Provision of Cycling and Walking
- See Map 4 for proposed new cycle routes. Plus
suggested new pedestrian routes and safer
crossing.

Answered: 87 Skipped: 4



Answer Choices	Responses	
Agree	95.40%	83
Disagree	1.15%	1
Don't know	3.45%	3
Total		87

#	Comments	Date
1	Would love cross-country bike track through Thirty Acre Woods area	4/24/2015 11:49 AM
2	We need more pedestrian crossings so people don't get hurt	4/24/2015 11:14 AM
3	More safer crossing on Upper LongCross	4/24/2015 10:15 AM
4	Upper Long Cross needs a crossing due to having one at Blaise but still need to cross a big busy road to get to it	4/24/2015 10:06 AM
5	More cycle routes please, away from roads	4/23/2015 10:13 PM
6	Great	4/23/2015 9:55 PM
7	More pedestrian crossings - Long Cross by school is getting busier & needs controlling	4/23/2015 6:31 PM
8	they need to be maintained - cycle route in Saltmarsh Drive is neglected	3/24/2015 1:27 PM
9	Car ownership in the area is fairly low, with poor health outcomes anything that helps people get a bout in a healthy way should be encouraged	2/20/2015 9:36 AM

Q12 MA2 - Encourage increased sustainable movement within the neighbourhood - Good signage for cycling and walking, cycle parking, encouraging better bus services, good access for the disabled.

Answered: 87 Skipped: 4

Agree



Disagree

Don't know

0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Answer Choices	Responses	
Agree	97.70%	85
Disagree	1.15%	1
Don't know	1.15%	1
Total		87

#	Comments	Date
1	Bus service is in need of improvement	4/24/2015 11:22 AM
2	Bus stops need to be better placed, not plonked just anywhere as this causes congestion	4/24/2015 11:17 AM
3	Good	4/23/2015 9:55 PM
4	Buses are improving but still takes 50 mins into town! All was great!	4/23/2015 6:31 PM
5	Better bus services a MUST. Large % of residents CANNOT cycle CANNOT walk	4/22/2015 4:21 PM
6	as above	2/20/2015 9:36 AM

Q13 MA3 - Good street design - Making sure there is suitable parking provision and that there isn't conflict between car drivers, cyclists and pedestrians.

Answered: 86 Skipped: 5

Agree

Disagree

Don't know

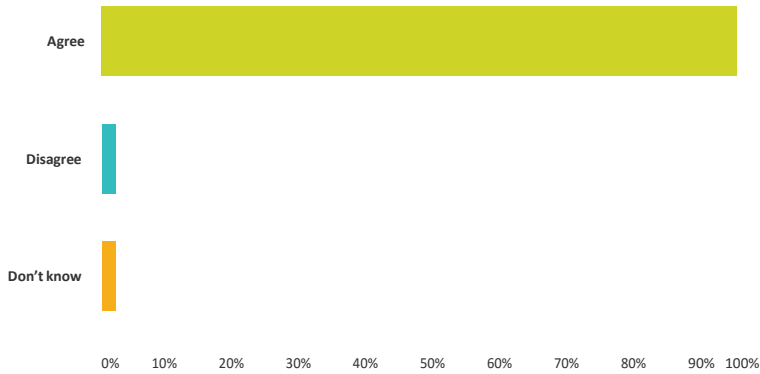
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Answer Choices	Responses	
Agree	98.84%	85
Disagree	1.16%	1
Don't know	0.00%	0
Total		86

#	Comments	Date
1	Bit vague	4/24/2015 11:37 AM
2	Parking is a real issue. We all fight for parking spaces in the evening.	4/24/2015 11:27 AM
3	Cars & vans parked on pavements, grass verges, grass spaces - take to car pound straight away. Max number of car spaces would be number of housing units.	4/24/2015 9:37 AM
4	Stop cars parking on grassverges	4/23/2015 10:29 PM
5	Cycle lane on Long Cross	4/23/2015 10:13 PM
6	Sufficient parking is very important. Currently very inadequate & this must be improved. Saltmarsh, for example, is terrible. Much more better.	4/23/2015 6:31 PM
7	Strongly agree	4/22/2015 6:53 PM
8	All dwellings should have parking.	4/22/2015 4:06 PM
9	Cannot agree more	4/22/2015 3:53 PM
10	it would be beneficial to have a sign for my work place sansway house nursery local children attend and new families will know where to walk to their local nursery.	3/24/2015 1:27 PM
11	There is an area of grass in front of the set back (even numbered) houses in Moor Grove which would be better turned into parking space. Residents from across the road and parents of Long Cross school park this side leaving no	2/23/2015 11:10 PM
12	The area suffers from a lack of parking places this forces some people to park on grass verges pedestrian crossing areas and pavements	2/20/2015 9:36 AM

Q14 JSB1 - Increase provision of facilities for employment and training - Encourage the provision of space for small businesses, advice and training for getting back to work – on major sites.

Answered: 85 Skipped: 6

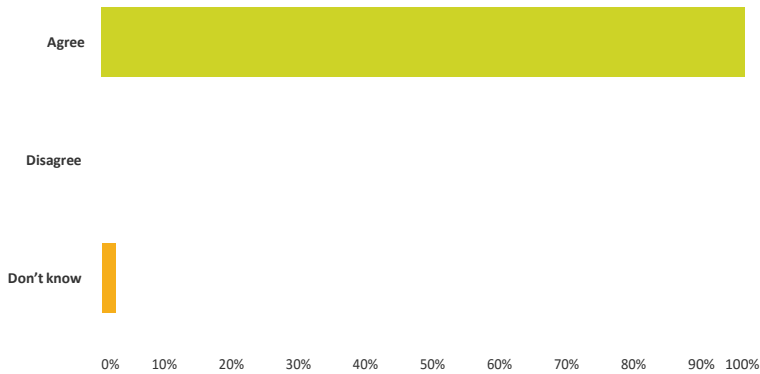


Answer Choices	Responses	
Agree	95.29%	81
Disagree	2.35%	2
Don't know	2.35%	2
Total		85

#	Comments	Date
1	Advice and training across ages is vital to get people back into work or to re-train	4/23/2015 10:23 PM
2	Train local people to give them skills	4/23/2015 10:14 PM
3	we provide employment, training and help parents back to work through childcare and supporting parents find out what help they can receive towards childcare costs, also free places.	3/24/2015 1:38 PM
4	Lawrence weston suffers from higher than city average unemployment figures	2/20/2015 9:38 AM

Q15 JSB2 - Maximising employment opportunities for local people - On larger sites, getting a commitment from building companies and other local companies to employ local people during and after construction.

Answered: 86 Skipped: 5



Answer Choices	Responses
Agree	96.51% 83
Disagree	1.16% 1
Don't know	2.33% 2
Total	86

#	Comments	Date
1	May not be enforceable	4/24/2015 11:39 AM
2	Interviews held at Youth Centre	4/24/2015 9:55 AM
3	Interviews held at youth centre	4/24/2015 9:49 AM
4	Build a sense of pride!!!	4/24/2015 9:26 AM
5	This is great to encourage new skills to be acquired	4/23/2015 10:23 PM
6	Train local people to give them skills	4/23/2015 10:14 PM
7	Too many fast food outlets is an indication that an area is not on the up.	4/22/2015 4:07 PM
8	as above	2/20/2015 9:38 AM

**Q16 JSB3 - Reinvigorate the retail offer in
Ridingleaze - Improvements to the shopping street
and not too many fast food outlets.**

Answered: 85 Skipped: 6

Agree

Disagree

Don't know

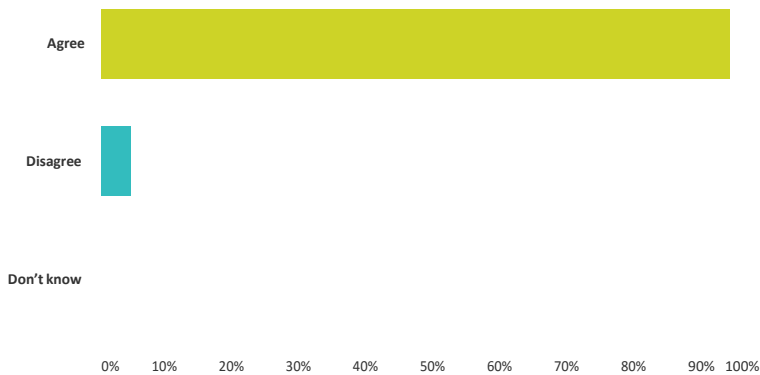
0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Answer Choices	Responses
Agree	97.65% 83
Disagree	1.18% 1
Don't know	1.18% 1
Total	85

#	Comments	Date
1	Shops need looking at but I also like the fast food selection	4/24/2015 11:50 AM
2	PRIORITY - currently looks very tatty, poor choices	4/24/2015 11:39 AM
3	The shops look awful and the layout wastes a lot of space. Not enough options other than take aways.	4/24/2015 11:31 AM
4	100%!	4/24/2015 11:09 AM
5	Coffee No.1 sounds good	4/24/2015 9:43 AM
6	Improve the choice of fast food available	4/24/2015 9:33 AM
7	Look at Kingswood and Yate - I think could work well	4/24/2015 9:26 AM
8	Healthy eating/fruit & veg shops	4/23/2015 10:29 PM
9	Improvements long overdue. NO MORE TAKE AWAYS.	4/23/2015 10:23 PM
10	Traditional shops required, no more take aways	4/23/2015 10:14 PM
11	Not too many fast food outlets & ensure the existing ones clear up their litter	4/23/2015 10:09 PM
12	The site is so outdated	4/23/2015 10:04 PM
13	Shops used to be good but now rubbish	4/23/2015 6:31 PM
14	Strongly agree. Fantastic idea.	4/22/2015 6:53 PM
15	With poor health outcomes we need to be careful of the poor often expensive retail offer currently available	2/20/2015 9:38 AM
15	With poor health outcomes we need to be careful of the poor often expensive retail offer currently available	2/20/2015 9:38 AM

**Q17 JSB4 - Retail development - A new food store
(on the College Site – see policy SSP2).**

Answered: 86 Skipped: 5



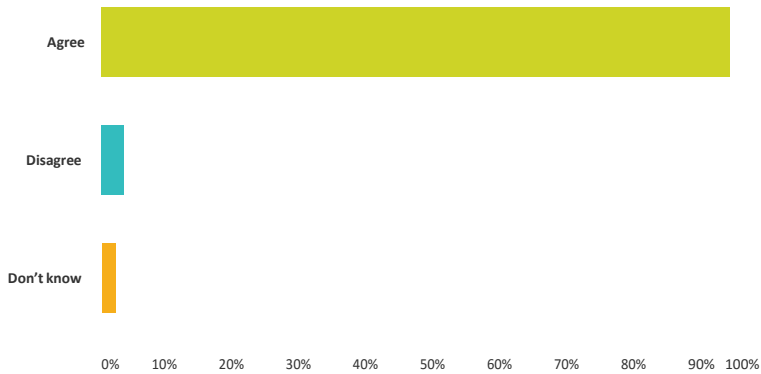
Answer Choices	Responses
Agree	94.19% 81
Disagree	4.65% 4
Don't know	1.16% 1
Total	86

#	Comments	Date
1	Lidl or Aldi would be nice	4/24/2015 11:50 AM
2	Ridingleaze Co-op expensive, long queues, not enough food variety	4/24/2015 11:43 AM
3	Needs to be competitive price, not another Co-op	4/24/2015 11:39 AM
4	The Co-op has far too much control over residents. They never have food in and it costs more money than other Co-ops.	4/24/2015 11:31 AM
5	Strongly agree	4/24/2015 11:27 AM
6	Badly needed	4/24/2015 11:19 AM
7	But depends on what store would be built - NO ALDI OR LIDL	4/24/2015 11:17 AM
8	Not The Co-op	4/24/2015 9:55 AM
9	Not The Co-op	4/24/2015 9:49 AM
10	Could be The Co-op - it has been loyal to LW (open till 22.00 every day)	4/24/2015 9:38 AM
11	This is majorly important - about time we had choice instead of being held to ransom by The Co-op	4/23/2015 10:23 PM
12	Yes please	4/23/2015 10:14 PM
13	For sure	4/23/2015 10:04 PM
14	Competition needed to drive downcosts	4/23/2015 6:19 PM

15	Competition already exists - fears for those businesses	4/23/2015 6:14 PM
16	It' shard not to agree with these broad proposals..	3/4/2015 9:10 AM
17	Increased competition isneeded	2/24/2015 11:37 AM
18	Aldi or Lidl preferred - please not a store like Iceland selling frozen, unhealthy food.	2/23/2015 11:23 PM
19	I thought this was supposed to have been announced in October 2014 ...	2/20/2015 10:32 AM
20	This is something that my fellow residents family and friends have been demanding for many years	2/20/2015 9:38 AM

Q18 OPR1 - Protect and enhance existing open spaces and allotments - See Map 5 for spaces that will be maintained as open spaces. Encourage new allotment and growing spaces and open spaces as part of any new development.

Answered: 85 Skipped: 6

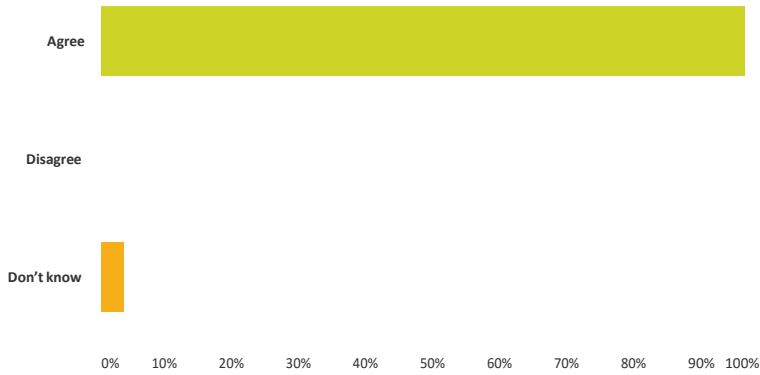


Answer Choices	Responses
Agree	94.12% 80
Disagree	3.53% 3
Don't know	2.35% 2
Total	85

#	Comments	Date
1	Care for the open spaces we have would be good	4/24/2015 11:51 AM
2	New allotment area away from flood area	4/23/2015 10:15 PM
3	Improve allotments, reduce flooding, fund raised beds	4/23/2015 6:33 PM
4	With a high concentration of homes with no access to private gardens we need to ensure there remains ample open green space.	2/20/2015 9:40 AM

**Q19 OPR2 - Local green space - See Map 6,7,8,9
for spaces where development will not be
permitted unless it improves the space.**

Answered: 85 Skipped: 6

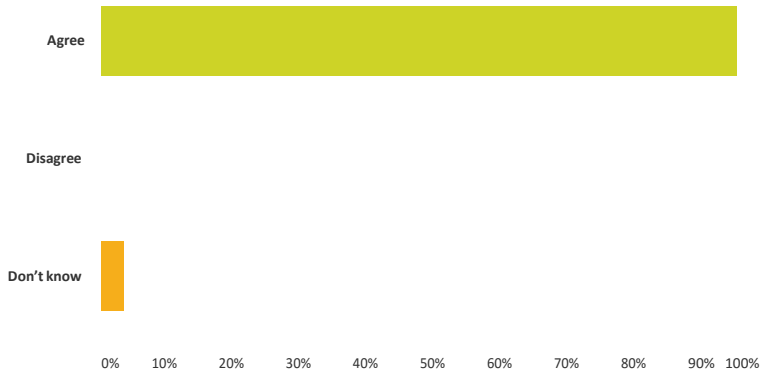


Answer Choices	Responses	
Agree	96.47%	82
Disagree	0.00%	0
Don't know	3.53%	3
Total		85

#	Comments	Date
1	Roman villa should not be touched. Shop green should be parking. Farm should be big.	4/24/2015 11:51 AM
2	Need to build on sites that were demolished first. Old PRC sites.	4/23/2015 10:24 PM
3	as above	2/20/2015 9:40 AM

**Q20 OPR3 - Improved play facilities -
Improvements to Ridingleaze, Henacre, Mancroft
Park, Beverston Gardens, Stradling, and ensure
provision of facilities for major new sites.**

Answered: 85 Skipped: 6



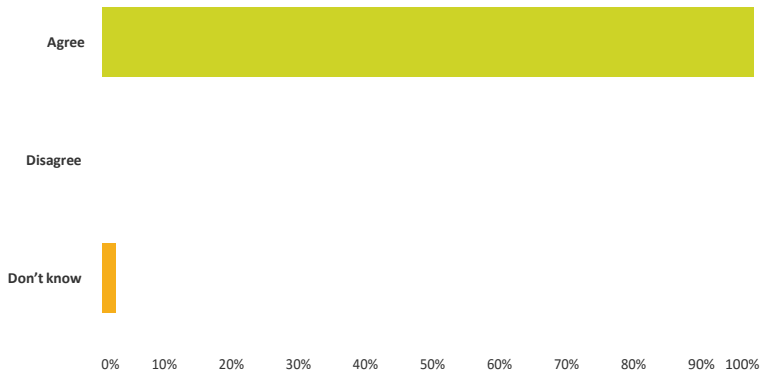
Answer Choices	Responses
Agree	95.29% 81
Disagree	1.18% 1
Don't know	3.53% 3
Total	85

#	Comments	Date
1	They are fine as they are	4/24/2015 11:14 AM
2	Not necessarily improving them, but maintaining them	4/24/2015 11:10 AM
3	Parks in these areas are awful at present	4/24/2015 10:29 AM
4	Strongly agree	4/24/2015 10:15 AM
5	Vincent Close/De Clifford Road could do with play facilities	4/24/2015 10:09 AM
6	Also at Vincent Close, De Clifford Road	4/24/2015 10:06 AM
7	Young teenagers - 9-12 year olds - scooter/water play like Weston Park?	4/24/2015 9:27 AM
8	Lots of improvements needed	4/23/2015 10:24 PM
9	Needs updating	4/23/2015 10:15 PM
10	Though we have play area	4/23/2015 10:07 PM
11	Great but need saving children ?	4/23/2015 9:57 PM
12	? needs laying	4/23/2015 6:33 PM
13	Maybe get younger generation involved in construction - less likely to be vandalised	4/23/2015 6:10 PM
14	As long as they are maintained.	4/22/2015 4:07 PM

15	If the new park is anything to go by it needs to be taken down and redone like seamills	4/1/2015 8:15 PM
16	Mancroft park backs on to my garden - I would like to see development plans as I would not like litter or stray footballs in my garden or people disturbing my dogs	2/23/2015 11:32 PM
17	as above	2/20/2015 9:40 AM
18	There is a definite need for more playspace.	2/19/2015 8:15 PM

Q21 CSF1 - Provision of new and upgraded community facilities - Ensure that major developments help to deliver new and improved community spaces as these generate community spirit and deliver important services.

Answered: 85 Skipped: 6

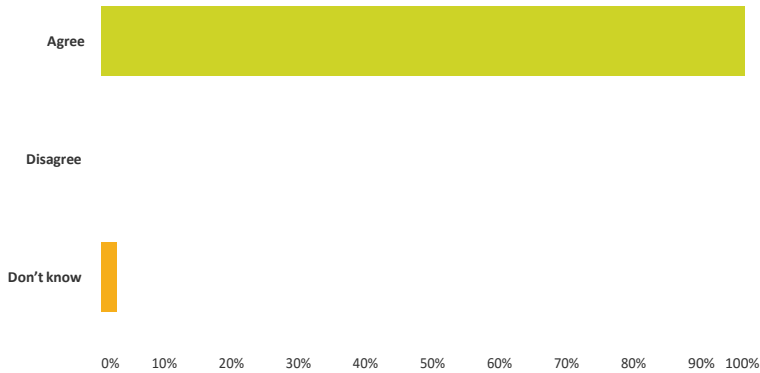


Answer Choices	Responses
Agree	97.65% 83
Disagree	0.00% 0
Don't know	2.35% 2
Total	85

#	Comments	Date
1	What services do local people want/need?	4/24/2015 11:39 AM
2	Important services that have been lost encouraged to return	4/23/2015 10:25 PM
3	Def	4/23/2015 10:07 PM
4	Great	4/23/2015 9:57 PM
5	It is extremely important to have new and adequate community buildings to ensure delivery of health services in the area. New, well built, designed buildings will attract new and much needed services to the area.	4/23/2015 6:47 PM
6	Strongly agree	4/22/2015 6:54 PM
7	LW Community Hub is a must.	4/22/2015 4:21 PM
8	Sustainment plan being key once building secured	3/4/2015 9:12 AM
9	It would be beneficial for this to include provision for local childcare providers ie after school clubs and playschemes.	2/25/2015 10:41 PM
10	the local authority are planning many new homes in the area and upgraded facilities are a must to ensure we have the support and advice and community space needed	2/20/2015 9:44 AM

Q22 CSF2 - Pre application consultation on key sites - Community to be involved in influencing any developments from an early stage.

Answered: 83 Skipped: 8

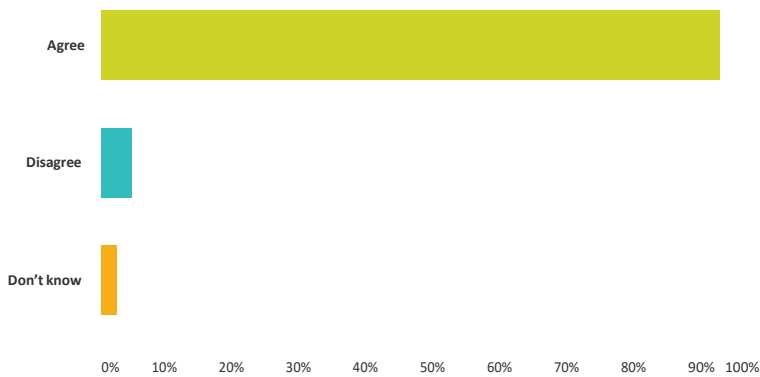


Answer Choices	Responses
Agree	96.39% 80
Disagree	1.20% 1
Don't know	2.41% 2
Total	83

#	Comments	Date
1	This finally gives us a voice	4/23/2015 10:25 PM
2	Strongly agree - we need to ensure we are involved	4/23/2015 10:15 PM
3	Def	4/23/2015 10:07 PM
4	Cross-section of all ages	4/23/2015 6:10 PM
5	Yes. About time we were taken into consideration!	4/22/2015 4:08 PM
6	Its our area we should have a bigger say in what goes on	2/20/2015 9:44 AM

Q23 CSF3 - Encourage temporary or “meanwhile” community led use of empty buildings - To improve the appearance of vacant properties they could be used for services that people need until it is decided what will happen to them in the long term.

Answered: 83 Skipped: 8

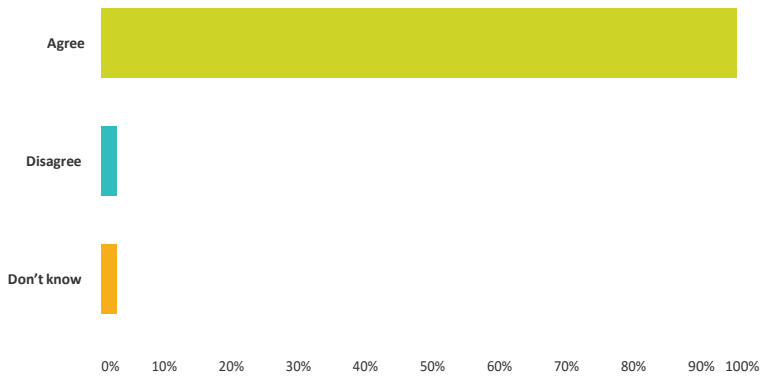


Answer Choices	Responses
Agree	92.77% 77
Disagree	4.82% 4
Don't know	2.41% 2
Total	83

#	Comments	Date
1	Exhibitions? Indoor market stalls - x 8 stalls - with good quality items, minimal rental	4/24/2015 9:28 AM
2	Good to use rather than them become derelict and make the estate look awful	4/23/2015 10:25 PM
3	We need to ensure we are involved	4/23/2015 10:15 PM
4	Def	4/23/2015 10:07 PM
5	Soft play area on a bigger scale with facility for "sensory experience" for children with special needs (e.g. Portishead). Cafe & social spaces for parents. Must be affordable for residents.	4/23/2015 6:34 PM
6	As long as the other tenants/owners are consulted on they type of people (ie drug problems)	4/22/2015 4:08 PM
7	Too many existing properties have gardens that reflect badly on the whole area. Multiple cars. Gardens too large for tenants. This makes other tenants/owners part of a rough area.	4/22/2015 3:55 PM
8	Does the breadth and depth of community infrastructure exist to meet this demand?	3/4/2015 9:12 AM
9	An empty building is wasted and impacts on the general negative perception of the area	2/20/2015 9:44 AM

be funded from developer contributions - There is a list of community priorities and projects identified through consultation. These could be funded through money that comes from development. Includes new community building, better play facilities, better crossings at schools etc – see list.

Answered: 83 Skipped: 8

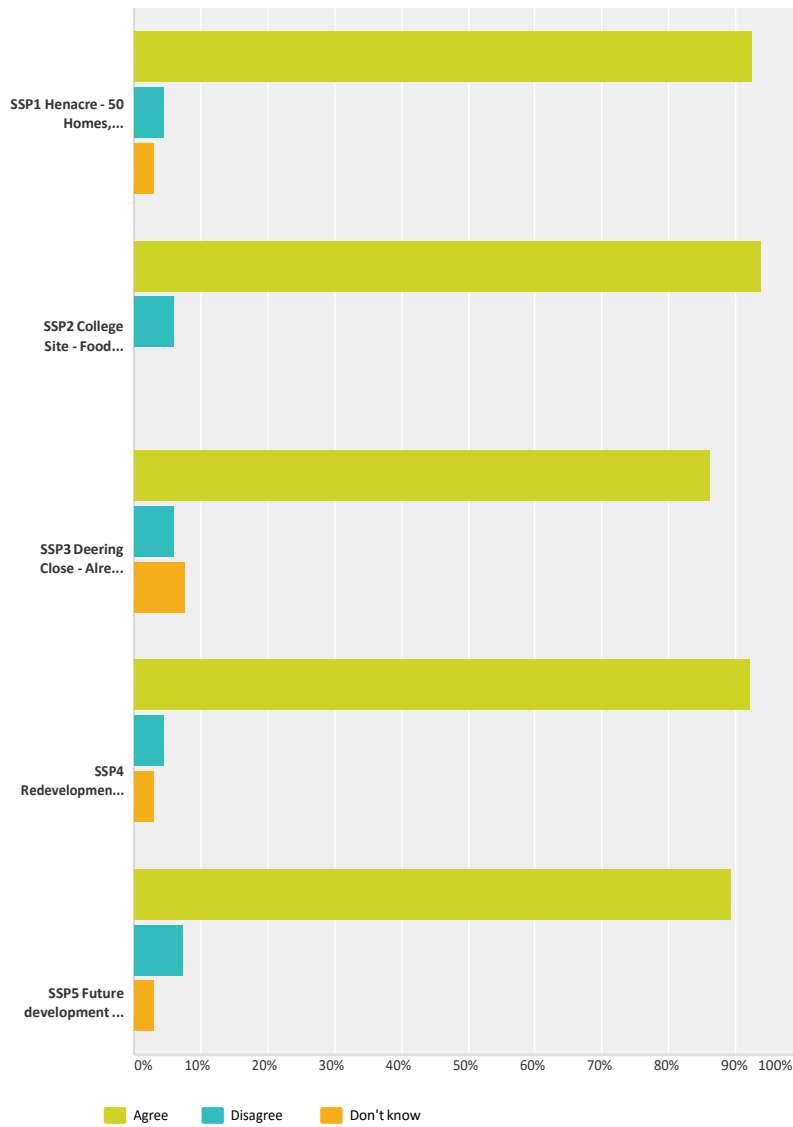


Answer Choices	Responses
Agree	95.18% 79
Disagree	2.41% 2
Don't know	2.41% 2
Total	83

#	Comments	Date
1	May not be practical	4/24/2015 11:39 AM
2	Needs to have school crossing on Kings Weston Lane by roundabout. There are two schools near here so a lot of children.	4/24/2015 10:06 AM
3	Help to deliver more things	4/23/2015 10:25 PM
4	We need to ensure we are involved	4/23/2015 10:15 PM
5	Def	4/23/2015 10:07 PM
6	Will need close liaison with BCC	3/4/2015 9:12 AM
7	With priority given to the aspired new community health hub and improvements to the BMX Track behind Henacre Road	2/20/2015 9:44 AM

Q25 Do you agree with the following site specific policies:

Answered: 66 Skipped: 25



	Agree	Disagree	Don't know	Total
SSP1 Henacre - 50 Homes, improved green space, improved play facilities and BMX track, empl/training space.	92.42% 61	4.55% 3	3.03% 2	66

SSP2 College Site - Food store, 90 homes, community health hub. Parking and job opportunities.	93.85% 61	6.15% 4	0.00% 0	65
SSP3 Deering Close - Already allocated for 20 homes - should be less and communities consulted.	86.15% 56	6.15% 4	7.69% 5	65
SSP4 Redevelopment of Baptist Church site - provided that a worship space and hall is provided.	92.31% 60	4.62% 3	3.08% 2	65
SSP5 Future development of Clinic and GP site - if moved, could become pub/restaurant/older peoples accommodation - needs further consultation.	89.39% 59	7.58% 5	3.03% 2	66

Q26 Do you have any comments about these sites.

Answered: 33 Skipped: 58

Answer Choices	Responses
Henacre Site – 50 homes, improved greenspace, BMX track improvements, wildlife corridor improved. Empl/Training.	72.73% 24
College Side - Foodstore, 90 homes, new health hub. Parking. Job opportunities.	69.70% 23
Deering Close - already allocated for housing by BCC - development should be minimised and involve residents fully.	39.39% 13
Redevelopment of Baptist Church - would be supported provided that a worship space and hall was provided.	30.30% 10
Future redevelopment of Clinic/GP site - if moved could be pub/restaurant/older people's housing/community space. Further consultation required.	51.52% 17

#	Henacre Site – 50 homes, improved greenspace, BMX track improvements, wildlife corridor improved. Empl/Training.	Date
1	Green space is too big, which should be looked at for low cost homes	4/24/2015 11:54 AM
2	Improve green spaces & employment - not housing	4/24/2015 11:41 AM
3	50 homes are too many	4/24/2015 11:25 AM
4	Green space needs to be retained	4/24/2015 10:11 AM
5	Maybe a skate park or bike rack	4/24/2015 9:34 AM
6	Would open area up	4/23/2015 10:27 PM
7	50 homes - no more. Still need openspace.	4/23/2015 10:16 PM
8	Great - improve a lot	4/23/2015 9:58 PM
9	No more houses	4/23/2015 5:53 PM
10	Strongly agree	4/22/2015 6:55 PM
11	Homes only subject to the privisols	4/22/2015 4:22 PM
12	Agree	4/22/2015 4:08 PM
13	Agree	4/22/2015 3:55 PM
14	Very good as long as we dont have to wait too long for it, As shopping around here is poor and a rip off	4/1/2015 8:18 PM
15	Agree	3/24/2015 10:29 AM
16	Agree	3/24/2015 10:25 AM

17	community building and supermarket	2/25/2015 10:47 PM
18	Agree with current proposal	2/24/2015 11:39 AM
19	Aldi/Lidl preferred. Decent parking for the facilities	2/23/2015 11:40 PM
20	Food store and low density sensitively planned housing - ie: two storey only	2/20/2015 10:35 AM
21	Very supportive of a new food store, community health building and some housing for private sale	2/20/2015 9:48 AM
22	foodstore community hub and housing	2/20/2015 9:11 AM
23	Hoping the proposed starts the development sooner.	2/19/2015 10:57 PM
24	Health and Community Hub	2/19/2015 8:16 PM

#	College Side - Foodstore, 90 homes, new health hub. Parking. Job opportunities.	Date
1	I think 90 homes are too much. Will be bought by people then probably rented out to anyone.	4/24/2015 11:46 AM
2	Lawrence Weston needs this	4/24/2015 11:32 AM
3	This is very important for the local community	4/24/2015 10:11 AM
4	Needs a better food store	4/24/2015 10:07 AM
5	Very exciting	4/24/2015 9:30 AM
6	We really need new shop	4/23/2015 10:27 PM
7	The college site is a much needed space to use for development. We need a good economical food store along with new community & health services.	4/23/2015 6:49 PM
8	Incl. special needs employees	4/23/2015 6:37 PM
9	Possibility of loss of businesses from Riding Lease	4/23/2015 6:15 PM
10	Don't think we need another foodstore	4/23/2015 6:00 PM
11	Strongly agree	4/22/2015 6:55 PM
12	Community Hub Must have ground available to expand.	4/22/2015 4:22 PM
13	Agree	4/22/2015 4:08 PM
14	Agree	4/22/2015 3:55 PM
15	Agree	3/24/2015 10:29 AM
16	Agree	3/24/2015 10:25 AM
17	wildlife area with seating	2/25/2015 10:47 PM
18	Agree with current plan	2/24/2015 11:39 AM
19	Please consider safety options due to recent sexual assault in this area. An indoor dog park (like Action Petz in Cardiff) would be nice	2/23/2015 11:40 PM
20	See no need to develop this area with so much other land to be developed locally	2/20/2015 10:35 AM
21	Very supportive of the employment element and improvements to the BMX track	2/20/2015 9:48 AM
22	Interested in mostly employment opportunities, a hub as a link to the industrial area of Avonmouth.	2/19/2015 10:57 PM
23	Employment	2/19/2015 8:16 PM
#	Deering Close - already allocated for housing by BCC - development should be minimised and involve residents fully.	Date
1	This requires local input	4/24/2015 10:11 AM
2	Too many cars as there are no houses there. Keep it green.	4/24/2015 10:07 AM
3	Would rather it wasn't built on. Need to rebuild on PRC sites.	4/23/2015 10:27 PM
4	Strongly agree. Fantastic.	4/22/2015 6:55 PM

5	Disagree	4/22/2015 4:08 PM
6	Agree	3/24/2015 10:29 AM
7	?	3/24/2015 10:25 AM
8	Decent, safe parking for retail staff/customers	2/23/2015 11:40 PM
9	See no need to develop this area with so much other land to be developed locally	2/20/2015 10:35 AM
10	improved parking provision is very much needed.	2/20/2015 9:48 AM
11	units forsmall businesses	2/20/2015 9:11 AM
12	Social enterprise units?	2/19/2015 10:57 PM
13	Tidied up and better car parking - safer	2/19/2015 8:16 PM
#	Redevelopment of Baptist Church - would be supported provided that a worship space and hall was provided.	Date
1	Must be subject to the wishes of the Baptist Congregation	4/22/2015 4:22 PM
2	Agree	4/22/2015 4:08 PM
3	Agree - site should be left to wildlife.	4/22/2015 3:55 PM
4	Agree	3/24/2015 10:29 AM
5	Agree	3/24/2015 10:25 AM
6	green space area with seating	2/25/2015 10:47 PM
7	See no need to develop this area with so much other land to be developed locally	2/20/2015 10:35 AM
8	This area should be left alone asit iscurrently woodland.	2/20/2015 9:48 AM
9	Single people dwellings?	2/19/2015 10:57 PM
10	Do nothing!	2/19/2015 8:16 PM
#	Future redevelopment of Clinic/GP site - if moved could be pub/restaurant/older people's housing/community space. Further consultation required.	Date
1	Too much on one site. Redevelop health areas on the land they have currently which could be made into a huge health area including a dentist.	4/24/2015 11:54 AM
2	Agree to GP move, but not for the extension of care home. Older people should be able to stay in their homes for as long as possible as very expensive for each individual to fund.	4/24/2015 11:46 AM
3	What would happen to all current GP & health service site or council building?	4/24/2015 11:41 AM
4	Very good idea	4/24/2015 11:25 AM
5	Older people's housing	4/24/2015 9:56 AM
6	* PERFORMANCE SPACE (stage, seating, dance hall - for am dram clubs, ballroom dance, choirs) *	4/24/2015 9:30 AM
7	I am sure a good use could be found for this building	4/23/2015 10:27 PM
8	Good community - great - needsupport	4/23/2015 9:58 PM
9	Would be nice to have a decent pub/restaurant within walking distance to all residents	4/22/2015 6:55 PM
10	Agree - yes providing the parking is taken into consideration. It is not at the moment.	4/22/2015 4:08 PM
11	Agree	3/24/2015 10:29 AM
12	Agree	3/24/2015 10:25 AM
13	We just need some quality housing built to give the area back some character, can't see many residents would have the motivation to getinvolved	2/20/2015 10:35 AM
14	Yes very supportive og community led housing.	2/20/2015 9:48 AM
15	self build for private housing	2/20/2015 9:11 AM

16	I'd like to see this happen	2/19/2015 10:57 PM
17	Yes CLT for Astry Close?	2/19/2015 8:16 PM

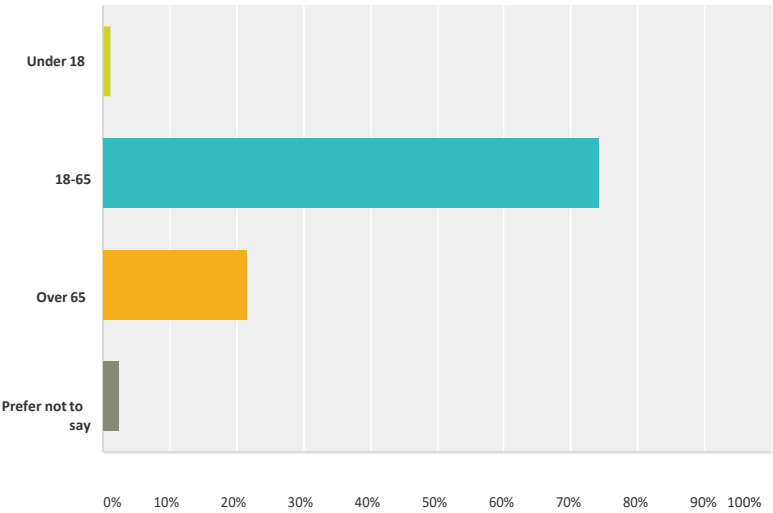
Q27 Any Other Comments

Answered: 7 Skipped: 84

#	Responses	Date
1	Low cost supermarket with good selection is a must. Low cost housing for local residents first is required, less social housing as there is loads currently. Housing on green belt behind Long Cross flats (not all of the area). Young working families to be catered for also.	4/24/2015 11:54 AM
2	We require a safe pedestrian crossing on the Blaise end of Long Cross - sometimes a wait of up to 10 minutes before able to cross road waiting for traffic to pass	4/24/2015 10:11 AM
3	I cannot wait to move here!!	4/24/2015 9:30 AM
4	Agree with all of it provided suitable access is in situ/provided	4/23/2015 10:32 PM
5	I have lived in Lawrence Weston for 60 years and come under bad time, I can not get a flat in the area so have had to move up to Brentry	4/23/2015 10:07 PM
6	"Silly" amounts of grass left on streets which are too small to be used, e.g. as play space. Use them for better parking & put good play space in the bigger open spaces. Many residents have vans (for their jobs!) - this must be sorted & better parking provided. Grass is not cut often enough at back of Saltmarsh to allow residents to get across to Greenway path. Prevent ticks & allow dog walkers to clear up after their animals!	4/23/2015 6:37 PM
7	About you - run not for profit social enterprise supporting 16-25 year olds into work	4/23/2015 6:20 PM

Q28 What is your age?

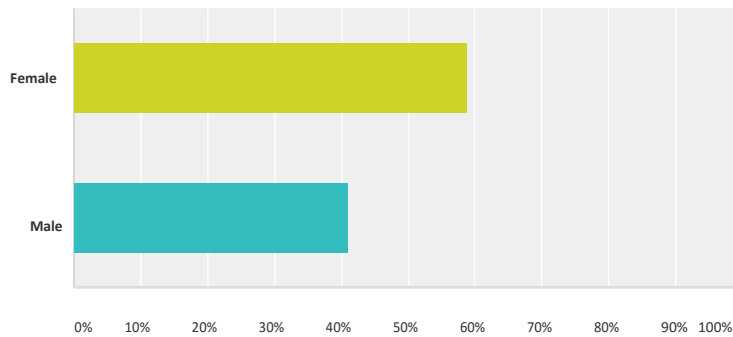
Answered: 78 Skipped: 13



Answer Choices	Responses	
Under 18	1.28%	1
18-65	74.36%	58
Over 65	21.79%	17
Prefer not to say	2.56%	2
Total		78

Q29 What is your gender?

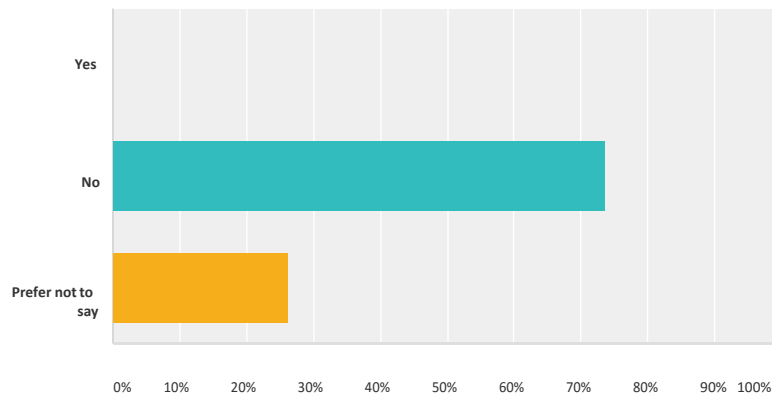
Answered: 78 Skipped: 13



Answer Choices	Responses	
Female	58.97%	46
Male	41.03%	32
Total		78

Q30 Transgender

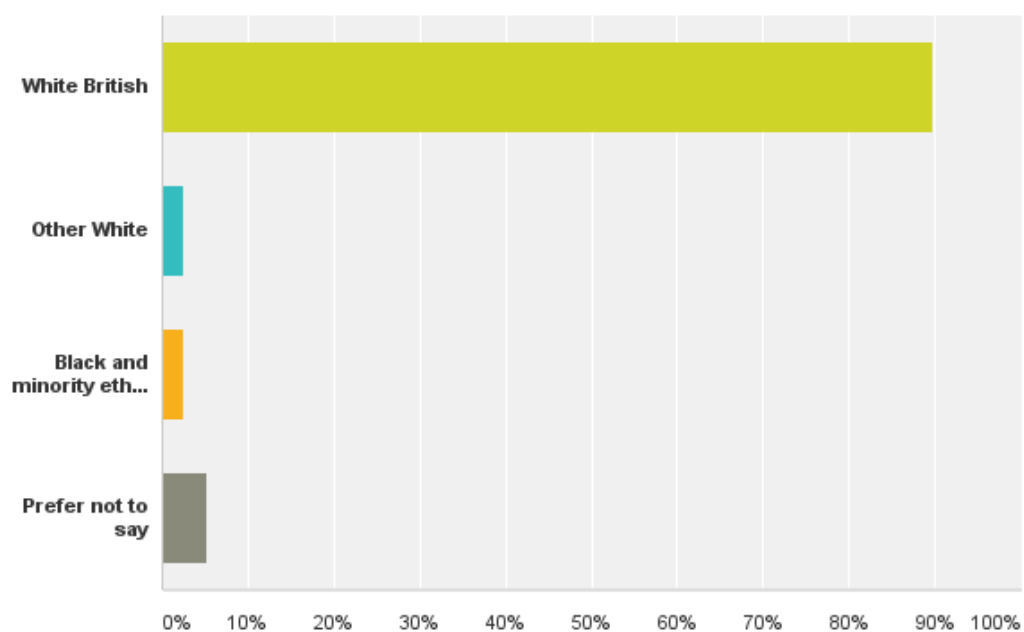
Answered: 61 Skipped: 30



Answer Choices	Responses	
Yes	0.00%	0
No	73.77%	45
Prefer not to say	26.23%	16
Total		61

Q31 What is your ethnicity?

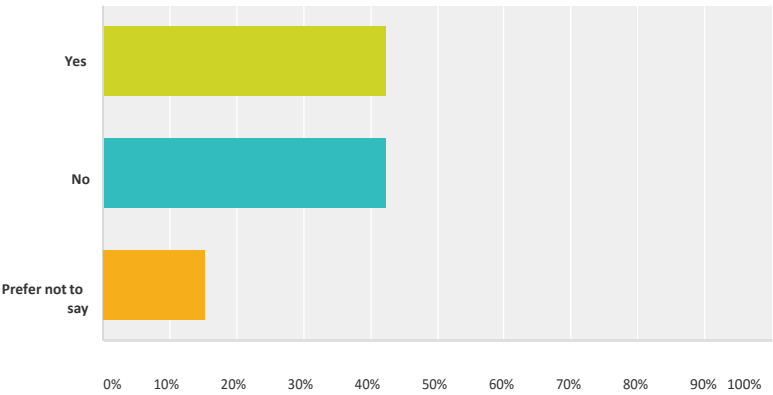
Answered: 78 Skipped: 13



Answer Choices	Responses	
White British	89.74%	70
Other White	2.56%	2
Black and minority ethnicbackground	2.56%	2
Prefer not to say	5.13%	4
Total		78

Q32 Do you have a religion or belief?

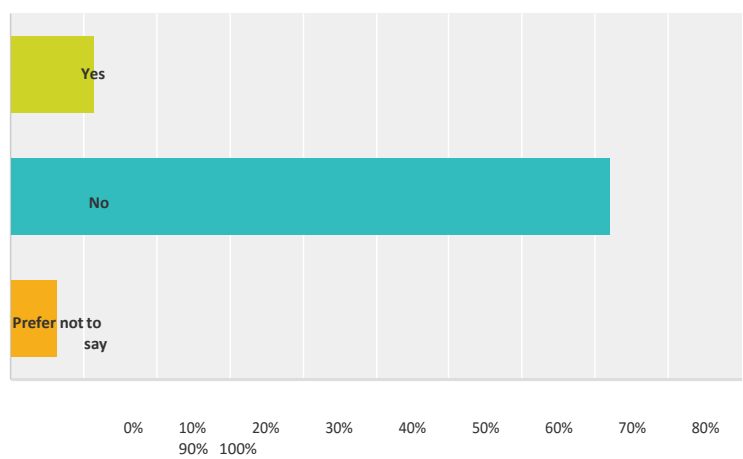
Answered: 78 Skipped: 13



Answer Choices	Responses
Yes	42.31%33
No	42.31%33
Prefer not to say	15.38%12
Total	78

Q33 Are you disabled?

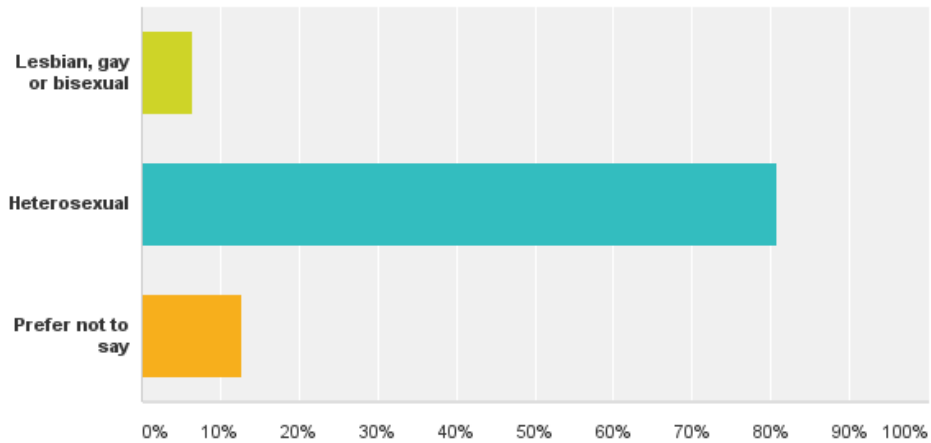
Answered: 78 Skipped: 13



Answer Choices	Responses	
Yes	11.54%	9
No	82.05%	64
Prefer not to say	6.41%	5
Total Respondents:78		

Q34 What is your sexual orientation?

Answered: 78 Skipped: 13



Answer Choices	Responses	
Lesbian, gay or bisexual	6.41%	5
Heterosexual	80.77%	63
Prefer not to say	12.82%	10
Total		78

Consultation board feedback

Feedback from launch event, ALW AGM and Toddlers at Baptist Church

Policy No	Policy	Number	% Agree	Comments
HOUSING POLICIES				
H1	Provide a minimum of 360 homes on vacant or derelict sites in Lawrence Weston	25	96%	
H2	Make best use of brownfield infill sites and former PRC housing sites	21	100%	
H3	Widening Affordable Housing types and tenures	21	100%	
H4	Excellence in building design and sustainability	23	96%	
H5	Community Self Build	16	94%	
H6	Local Lettings Policy	24	100%	
MOVING AROUND POLICIES				
MA1	Provision of Cycling and Walking	18	100%	
MA2	Encourage increased sustainable movement within the neighbourhood	21	95%	Community Transport is important.
MA3	Good street design	17	100%	
JOBS, SKILLS, BUSINESS AND RETAIL				
JSB1	Increase provision of facilities for employment and training	19	100%	
JSB2	Maximising employment opportunities for local people	19	100%	
JSB3	Reinvigorate the retail offer in Ridingleaze	15	100%	

Policy No	Policy	Number	% Agree	Comments
JSB4	Retail development	22	100%	
OPEN SPACE AND PUBLIC REALM				
OPR1	Protect and enhance existing open spaces and allotments	15	100%	
OPR2	Local green space	15	100%	
OPR3	Improved play facilities	16	100%	Needs to be more for young people
COMMUNITY FACILITIES, HEALTH AND WELLBEING POLICIES				
CSF1	Provision of new and upgraded community facilities	14	100%	
CSF2	Pre application consultation on key sites	14	100%	
CSF3	Encourage temporary or “meanwhile” community led use of empty buildings	15	100%	
CSF4	Community Infrastructure priorities to be funded from developer contributions	14	100%	
SITE SPECIFIC POLICIES				
SSP1	Henacre Site	16	56%	Why build on this - should build on PRC sites first.
SSP2	College Site	20	100%	
SSP3	Deering Close	15	100%	
SSP4	Redevelopment of the Baptist Church Site	12	100%	Build on PRC sites first.
SSP5	Future redevelopment of Clinic and GP site	15	100%	No pub thanks. Only a family pub. No takeaway food.

List of consultees

Name	Stakeholder
Martin Purdy	Resident
Hayley Brown	Resident
Vanessa Le Breton	Resident
Nicola Stephens	Resident
Shay-Marie Smith	Resident
Mrs A Paisey	Resident
Anon	Resident
June Wilbur	Resident
Anon	Resident
Steve Clark	Resident
Louise Matthews	Resident
Jordan Hudd	Resident
Charlotte Milkins	Resident
Kirsty Milkins	Resident
Ann-Marie Harrison	Resident
Chelsea Pepper	Resident
Amy Smith	Resident
Macy Sealey	Resident
Anon	Resident
Suzanne Gaffney	Resident
Stacey McNeill	Resident
Bonnitta Grey	Resident
Vernon Marshall	Resident
Bee Thornhill	Resident
Louise Porter	Resident
Andy Hollin	Resident
Eileen Neely	Resident
Mrs A Holland	Resident
Mrs A Holland	Resident
Janet Wride	Resident
Amy Keen	Resident
Marielle Marten	Resident

Martyn Tonks	Resident
Nick Davis	Resident
Kate Wilde	Resident
M. Y. Church (?)	Resident
S Selley	Resident
Paul Goldsworthy	Resident
Terri Booker	Resident
Margaret Selley	Resident
Eddie Strong	Resident
Janet Hockin	Resident
Bridget Booker	Resident
Aisling Humey	Resident
Mrs C Wade Alvarez	Resident
Ami-Louise Duggan	Resident
Donna Sealey	Resident
Mrs L McMahon	Resident
Matthew Pepper	Resident
Lucy Morgan	Resident
Joanne Niblett & Paul Harford	Resident
David Pick	Resident
Andrew Pinnell	Resident
Jane Mills	Resident
Mitchell Hillman	Resident
Fiona Harrison	Resident
Debbie Hayball	Resident
K. Perrymon	Resident
Daniel Dyson	Resident
Steve Niblett	Resident
Mr R Baxter	Resident
Darren	Resident
Chris Fielding	Resident
Steve Belguini	Resident
Joe Groombridge	Resident
Bobbie Payne	Resident
Bradley Hudson	Resident

Harry Pepper	Resident
J Muse	Resident
Brian Wilkes	Resident
Patricia Wilkes	Resident
Annalise Secord	Resident
Thirza Stojalowski	Resident
Anon	Resident
Alison Starkie	Resident
Ben Robinson	Resident
K Butler	Resident
Peter Browne	Resident
john gregory	Resident
Serene	Resident
Jacki Crouch	Resident
David Pick	Resident
Jo Marshall	Resident
Anon	Resident
mark pepper	Resident
stan wride	Resident
James Hennry	Resident
Helen Bone	Worker
Pete Davies	Partner - KHA
Jackie Haskins/Ann Steele-Nicholson/Dr Lindsey Harryman	Bristol Sexual Health Services
Lynne Stevens	Blaise Weston Court
David moynihan	Curo
Jon Price	Sovereign Housing Association
Mrs Jacqui Ashman	Highways Agency
Gillian Sanders	Wessex Water
Judith Taylor	BCC Public Health
Sarah O'Driscoll	Bristol City Council (consultation across departments) Development Management, Strategic Transport, Flood Risk Management, City Design, Housing Delivery, Major Projects, Community and Property services Strategic Planning

